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June 22, 2011

**Tiverton Municipal Buildings Feasibility Advisory Committee  
Comprehensive Report – June 22, 2011**

Final Report

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## **Tiverton Municipal Buildings Feasibility Advisory Committee**

### **Committee Members**

Lou Cabral - Chair (Vice Chair 3/2010 - 12/1210)

Lisa Glowacki - Vice Chair

Lynn Perrault - Secretary

Diane Harris

Robert Martin

Barbara Pelletier

Brett Pelletier - Town Council Liaison

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Laura Epke - Chair 3/2010 - 12/2010

Jay Lambert - Town Council Liaison 3/2010-11/2010

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# **Tiverton Municipal Buildings Feasibility Advisory Committee Comprehensive Report**

## **OVERVIEW**

This report documents the Tiverton Municipal Buildings Feasibility Advisory Committee's (Committee) research, findings, conclusions and recommendations for the future use or disposition of the six municipal buildings under consideration (the assets); old Ranger School, Nonquit School, Town Hall, Senior Center, Judson Street Community Center (Community Center), and Department of Public Works (DPW).

This first section of this report summarizes the background and workings of the Committee and presents research highlights and broad conclusions. Subsequent sections contain detailed findings, conclusions and recommendations for each asset. Final recommendations conclude the report.

## **BACKGROUND**

In the fall of 2009, the School Committee determined that it no longer required the use of the old Ranger and Nonquit Schools and returned the vacant buildings to the Town. The Town Council recognized that these assets could present an opportunity for the Town to re-purpose existing buildings and potentially improve the Town's financial condition. However, to make that determination research would need to be done. In January 2010, the Council formed the Committee by resolution (Appendix pg. 1) to assist their decision making process. After issuing a call for volunteers, the Council appointed six Tiverton residents to the Committee; all talented, concerned citizens with particular skills including; a real estate developer, a realtor and the Town's building maintenance director, among others. The Committee held its first meeting in March 2010. A seventh member of the Committee was appointed in May 2010.

## **GUIDING PRINCIPLES**

The Committee agreed, from the start, to adhere to the following broad principles:

- Employ a fact based approach - To be effective, recommendations must be based as much as possible on objective facts rather than subjective opinions.
- Town finances are a primary consideration - Recommendations should attempt to lessen the financial burden on Tiverton's taxpayers.
- Remember the long-term - Short-term actions may not best serve the future needs of the Town.
- Communication and community engagement are important to success - Documentation and communication are essential to validating the work of the Committee and the success of the recommendations.

## **RESEARCH HIGHLIGHTS**

### **I. Market Value:**

- A. Appraisals of the former Ranger and Nonquit Schools, were completed in November 2009 at the direction of the Council. Both appraisals, in their entirety, are included with this report. During its review, the Committee noted that the same set of comparable sales were used in

both appraisals and had sale dates that ranged from June 2006 to June 2008 which was near the height of the historic Real Estate bull market.

- B. The Financial Town Meeting approved a resolve authorizing the Council to sell any of the assets under review at no less than "fair market value". Based upon the appraisals previously completed, the Committee questioned; will these appraisals set the "fair market value"?
- C. The Committee discovered that many surrounding communities, including Newport, Warren and Fall River, have had former school buildings on the market for several years. Marketing methods being used include straightforward Real Estate sales listing, auctions and Request for Proposals (RFP).

**II. Building Specific Research:** The Committee's research process included, for each building; a comprehensive tour, review of official property cards, documentation of building statistics (Appendix pg. 3), and a review of uses. This research formed the foundation for further building specific research.

**III. Community Input:**

- A. *Survey results:* In late spring 2010 the Committee decided to use the Financial Town Meeting and subsequent tax bill mailing as an opportunity to reach out to the community via a survey. Results of the survey (Appendix pg. 6) taken broadly indicated:
  - 1. A strong community interest in consolidating uses into one or two of the existing assets, with particular support for using old Ranger as a new Town Hall. The level of interest in re-purposing old Ranger reinforced the need for factual research to either prove or disprove the concept, a direction that the Committee had already taken.
  - 2. Very little community support for retaining Nonquit for municipal use.
- B. *Local real estate brokers:* Several local professionals shared their time and expertise with the Committee. Highlights from the discussions include:
  - 1. Current (winter 2010) residential rental market is strong. Although the current market for selling residential property is very weak, there is high demand for residential rental and lease opportunities.
  - 2. Demand for local commercial property is low. Expectations for a quick, profitable sale of Ranger to a commercial venture are not realistic.
  - 3. Brokers had little confidence that the market value stated in the November '09 appraisals could be realized in today's market.
- C. *Building Specific Public Workshops:* The Committee planned a series of workshops to reach out to the community. The first session, focused on Nonquit, was fairly well attended and considered successful. Given the strong turnout for the Nonquit workshop, the same free advertising methods were employed for the second workshop on old Ranger. No one attended the old Ranger workshop. No further workshops were held.

**IV. Long Term Planning:**

- A. One of the tasks assigned to the Committee by the Council was to examine existing uses and planned uses as outlined in the Town's Capital Plan. Early on in the process (March 2010), the Town Administrator confirmed that the capital plan was focused on major equipment

needs and, with the exception of a preliminary outline for a possible future public safety complex and potential new library, no official plan existed for future municipal facilities.

- B. **Cecil Group Plan:** The committee was made aware of this municipal center study completed by the Cecil Group in 2004. The plan was not officially accepted by the town as a guiding document; however it could prove to be a valuable resource. The complete study is included with this report.
- V. **Grants/Donations:** Initial plans included seeking grants or in-kind donations to facilitate a comprehensive study. The Committee considered the Chamber of Commerce or the League of Cities & Towns as possible resources for assistance. Through discussions with the Chair of the Economic Development Commission and Town Administrator, it was determined that neither organization would be able to assist with this study; though using the services of the Chamber might be helpful when it comes time to act on recommendations. After further debate, the Committee decided that there was little reward in seeking targeted grants for this feasibility study.
- VI. **Recommendation Financing:** In April 2010, the Council confirmed that the Committee has the flexibility to offer potential financing options within its recommendations that may include utilization of a portion of any transfer proceeds (Appendix pg. 10).

## CONCLUSIONS

Through the Committee's research and discussions on the individual assets, several common themes emerged. These common themes are summarized in the following broad conclusions.

NOTE: Early on in the process, the Committee determined that the DPW serves a distinct function that is separate from services provided by other assets under review. References to services within this report should, in general, be interpreted as exclusive of DPW.

- **Structural integrity of assets currently being used is sound.** Overall basic structures, and supporting infrastructure, are in sound condition with solid support beams and strong foundations. Individually, the assets are in need of varying degrees of maintenance, with the Community Center in need of the most attention.
- **Consolidation is the future.** Operating and maintaining several buildings is not in the long-term best interest of the Town. Escalating energy and maintenance costs, the increasing complexity of town government and services, along with the critical need to manage and promote the growth of the Town demand an integrated approach that maximizes the resources of the Town; both human and financial.
- **Repurposing an existing building for consolidation is not feasible.** Taken individually, none of the buildings have the capacity to house all current municipal services; and each asset presents its own unique set of barriers for expansion. Undertaking a major renovation to accomplish limited consolidation would provide minimal benefits at significant cost – a cost that would come at the expense of a lost opportunity to address future municipal space requirement. Future municipal needs should not be addressed with short term fixes. The Town should rethink its traditional piecemeal approach to structural support for municipal services and plan for the long term demands.

## TOWN HALL

The original section of the Town Hall was built around 1850 and is constructed with wood beams and a granite rock foundation, with wood shingles covering the exterior walls. A number of additions and upgrades have been completed over the years. The building houses municipal administrative, finance and zoning/building offices; is the repository for historical government and land evidence records; and is the primary meeting space for the Town Council, Municipal and Probate courts, and most Town Boards and Commissions.

### Property Details

Lot Size:	1.75 acres +/- (76,230 square feet)
Gross Building Area:	7,908 square feet
Zoning:	Residential - R-30
Water Service:	Municipal Water
Sewer Service:	Large capacity septic system located behind building
Heating System:	Oil-fired boilers feeding hot-water baseboard units
Air Conditioning:	Individual wall units
Flooring:	Carpeting throughout, basement concrete
Other:	Sound system in Council chambers & panic alarms throughout

### Building and Site Observations

The Committee visited the site on March 18, 2010 for an extensive tour, lasting over an hour. Observations made were:

- A. There is a significant drainage system running along the southern boundary of the property to handle storm water runoff.
- B. An historic cemetery/common burial ground, recently documented and marked, is located on the west lawn.
- C. The parking area behind the building has 11 spaces most of which were vacant at the time of the visit. The side parking area has 8 spaces with additional parking across Highland Road.
- D. The structure seems to be in overall good condition.
- E. An extensive basement area houses the boiler and two 330 gallon oil tanks. It is used for storage of out-dated equipment and has a large, well-organized archive room for historical records.

### Discovery/Findings

- A. Historical significance: To the Committee's knowledge, the building is not eligible nor does it qualify for designation as an historic site.
- B. Major building additions:
  - 1. A vault, adjacent to the Town Clerk's office, was added in 1978. It is constructed of cement block and brick, fire proof material with a brick exterior.
  - 2. In the late 1980s, a small addition, now the Code Enforcement office, was built of wood, with a concrete floor, wood shingles, and a rubber membrane roof.
  - 3. A large addition was built in the late 1990s on the west side of the original structure. This structure has two levels and a small basement and is constructed of concrete with a vinyl sided exterior. This space is where the Treasurer's and Municipal Court offices are located as

well as the sound-proof room and a document storage room. In the lower level is the archive room.

- D. Heating system: The Town Hall is heated by an oil-fired boiler which has five zones, one of which is a "super zone." This super zone in turn has five other zones serving individual offices. It is reported that the heat is not evenly distributed throughout the building, with the lower level in the newest addition being cooler and damp. A dehumidifier that drains through the wall to a dry well is needed in the basement archive room where some of the oldest town records are stored.
- E. Air conditioning provided by individual window units is reported to be inefficient.
- F. Structural issues:
1. The floor in the Treasurer's office has settled causing the floor to be uneven.
  2. The rubber membrane roofs above the Assessor's office and the Code Enforcement office were reported to leak.
- G. Storage space for documents:
1. Every office in the Town Hall struggles with a lack of space for document storage. Some documents are stored in the old basement; alongside the oil tanks. In the new addition; a whole room is devoted to filing cabinets and boxes of records.
  2. The Committee initiated a project to quantify the amount of space used by storage; spending a week measuring and documenting storage in work areas and storage rooms. This preliminary analysis was a good first step to quantify subjective observations (Appendix pg. 12).
- H. Expansion constraints: Adding on to the rear of the building might be a possibility, although public access (code compliance) to the lower level and loss of parking would be serious considerations. Building a second story may be a possibility if the existing structure and infrastructure could support it.

## Conclusions

- The Town Hall can be used for some time to come; however, the way it is currently configured is not optimal. Storage could be consolidated and office space re-shuffled to accommodate services currently housed in satellite locations - particularly the Planning Department which should be located in close physical proximity to building/zoning, land evidence records, and, town administration to promote economic development.
- The current structure does not lend itself to expansion, thus forcing additional satellite office locations, further straining the Town's limited financial resources.

## Recommendations

- *Short term:* Initiate an in-house project to update document storage policies (e.g., what needs to be kept for how long) followed by disposal of obsolete documents and out-dated equipment that are no longer needed. Retain professional services to reconfigure the current office layout to allow for a more efficient use of the limited space.
- *Long term:* As is, the building will not be able to serve the future needs of the town and possibilities for expansion are limited. Long term planning for consolidation should consider disposing of this asset and using the proceeds to offset consolidation costs.

## **RANGER SCHOOL – STAFFORD ROAD SITE**

The former Walter E. Ranger School is located at 1185 Stafford Road. In early spring 2009, the School Committee determined that the building would no longer be used as a school and returned the asset to the Town. The original portion of the building is a wooden structure, with a concrete foundation and basement. The addition at the rear of the building is constructed of brick and concrete block on a concrete slab. Currently, the building is vacant.

### **Property Details**

Lot Size:	1.10 acres +/- (47,916 square feet)
Gross Building Area:	22,217 square feet
Zoning:	General Commercial – GC, Residential - R60, & Watershed
Water Service:	Municipal Water
Sewer Service:	On-Site septic system
Heating System:	Oil-fired boilers feeding hot-water baseboard units
Air Conditioning:	None
Electric Service:	499A

### **Building and Site Observations**

The Committee visited the site on March 16, 2010. Observations made include:

- A. The overall integrity of the building seemed adequate. It was dry in the basement, as well as around all windows on the upper floors.
- B. Oil tanks and older boilers are located in the basement of the building's original section.
- C. Classrooms in both the original section and the addition have large windows and high ceilings.
- D. The addition is lower than the original section, which is situated on a slight rise. The floor in the addition has multiple levels which, through a series of short staircases and ramps, gradually rise to the level of the original section.
- E. Classroom walls in the addition are constructed of brick and concrete. The Committee noted that these solid walls are essential to structural integrity therefore leaving little flexibility to reconfigure the space.
- F. A paved area extends along the south and west sides of the building. A marked parking lot is at the rear of the building, to the west of the site. Additional parking is available on the adjacent property to the north allowed through an agreement with the owner (Stone Bridge Fire District).

### **Discovery/Findings**

- A. Historic Significance: To the Committee's knowledge, the building is not eligible nor does it qualify for designation as an historic site.
- B. Zoning: The lot is divided unequally into three zones. Approximately 15% of the lot, the portion fronting Stafford Road, is General Commercial. The remaining 85% of the lot falls within the Stafford Pond Watershed Protection District. Of this portion, approximately 0.62 acres at the rear is zoned R60 and 1.03 acres in the middle is zoned General Commercial.
- C. Easements: The asset is subject to a right-of-way held by the Stone Bridge Fire District. In addition, the RI Department of Transportation has a drainage easement on the site.
- D. Market Value:



1. An appraisal by Newport Appraisal Group, dated 12/5/2009, estimated the market value of the property at \$970,000 (Appendix pg. 16). The appraisal used four comparable sales; an elementary school (Newport, May-07), a function hall (Johnston, Sept-07) and two church properties (Coventry, June-06 and Newport, June-08). The committee noted the type and date of the comparable sales and questioned whether the market value was realistic – especially given asset constraints and current market conditions.
  2. A neighboring commercial property located just to the south (Century 21 building) has been on the market for three years (Appendix pg. 18). That property, including several buildings, was originally listed at \$1.2 million. A current asking price is listed at \$685,000.
- E. Construction Costs:
1. The School Superintendent provided documentation of renovation cost estimates done in preparation of the Elementary School bonds (August 2003). At that time, estimated costs for school-code required renovations for Ranger were \$3.1 million (Appendix pg. 20).
  2. The professional real estate development community currently uses an estimate of \$150 per square foot to derive a rough idea of costs for a basic standard renovation. Using this formula, renovating the building would cost, very roughly, about \$3.3 million (22,217 X \$150).
  3. The building is not code compliant and as is, cannot be used.
- F. Public Input: Results of the survey indicated a strong interest in retaining the asset for municipal use. Of the nearly 300 surveys returned, 22% indicated some municipal use with 14% indicating that all municipal services should be consolidated at old Ranger. A public workshop intended to solicit ideas from the community was unsuccessful for lack of attendance.
- G. Consolidation Potential: The Committee discussed, at great length, the feasibility of using the asset to consolidate municipal services. A central question in the Committee's deliberations was how much space would be required. Combining the gross building area of the three assets currently used for municipal services yielded a rough estimate of current space needs.

	GBA (sq ft)	
Town Hall	7,908 (excludes basement)	
Senior Center	8,330	
Community Center	6,672	
Total:	22,910	vs. Old Ranger: 22,217

## **Conclusions**

- The appraised value is unrealistic. Given the low demand for commercial property in Tiverton along with the significant costs and design hurdles associated with repurposing the asset, expectations for realizing a high sales price for the asset are unrealistic.
- Retaining the asset for municipal use is not practical. Any municipal use would require major renovations to bring the building into compliance with public accessibility and safety codes as well as mechanical system upgrades (electrical, heating, communications, etc.). Moreover, the size and shape and the various “ground” floors create a multitude of logistical building issues that would be costly to address. The space available within the building precludes the possibility of integrating Senior Center services with other municipal services.
- Constructing a new municipal center on the site is not recommended. A new municipal center should be located in a more populated area and be of sufficient size to serve future needs. The lot size of the asset is not large enough to accommodate a building much larger than the existing structure and parking and watershed requirements will encumber potential build-out of the site.
- Marketing options are limited. The building has limited re-use opportunity without significant investment and, neither the building nor the location exhibits any unique amenities that might attract the attention of developers. Given the lack of potential alternative uses at this time, the Committee sees no benefit in using a Request for Proposal to market the asset.

## **Recommendations**

- The Town should retain a real estate broker, utilizing a standard bidding process, to sell the asset. Important factors in awarding the bid should include a quality marketing plan that will reach a broad audience, a realistic offering price, and a time limit of no more than two years. The Town Council should consider a current appraisal nearer to the time of sale to determine “fair market value” – the minimum sell price per the Financial Town Meeting resolve.
- Should a buyer not materialize within the initial period, the Town should consider demolishing the building and selling the vacant lot. A clean and cleared parcel may have significantly more value in an upside market than if it is sold “as is”.
- It may be possible to defray some of the demolition costs by enlisting the help of a local college or university that could use the demolition as part of environmental/hazardous waste courses.

## COMMUNITY CENTER

The Community Center is located at 346 Judson Street. It currently houses the Waste Water Management, Planning Department, and Harbormaster offices, filing space for the Pocasset Cemetery Commission and the Town Maintenance office and workshop. The building is used by a number of Town Boards and Commissions (e.g., Recreation, Cemetery, EDC) and non-profit groups (e.g., Little League, Soccer).

### Property Details

Lot Size:	0.67 acres +/- (21,970 square feet)
Gross Building Area:	6,672 square feet
Zoning:	Residential – R30
Water Service:	Municipal Water
Sewer Service:	On-Site septic system with a galley-type leaching field
Heating System:	Oil-fired boilers feeding hot-water baseboard units
Other Features:	Hardwood flooring

### Building and Site Observations

The Committee toured the site on March 16, 2010. Observations made were:

- A. The building structure is in sound condition but is in need of a new roof and some standard repairs (e.g., gutters, windows).
- B. The building is relatively small with all space used by offices and large meeting space.
- C. Lot size is small and is made up mostly of ledge.

### Discovery/Findings

- A. Parking could be an issue. The parking lot adjacent to the building is controlled by the Holy Ghost Church and not owned by the Town. To the best of the Committee's knowledge, there is no formal agreement with the Church to allow parking.
- B. Operating condition of the septic system, particularly for the men's room, requires further investigation.
- C. Access to the building is ADA compliant, but other deficiencies exist (e.g., door handles, men's room, etc.).

### Conclusions

- For its size and location this building is well utilized. It is antiquated and the effectiveness of some of the services it houses is curtailed by the distance from Town Hall – particularly the Planning Department. The significant costs of necessary repairs and ongoing operations for the building should be carefully evaluated.
- Expansion of the building is not an option due to the small lot size and ledge conditions.
- Given the building limitations and the lack of parking, the asset is not suitable for consolidation.

### Recommendations

- Further investigation and/or inspection of the septic system should be acted upon soon.
- The Town should take a proactive approach to relocating current uses and dispose of this asset.

## SENIOR CENTER

The single story building is a well established structure in a mature neighborhood in one of the most populated sections of Tiverton at 207 Canonicus Street. The building is used daily, primarily by senior and community groups. Many programs and services are provided at this location (Appendix pg. 23).

### Property Details

Lot Size:	0.69 acres +/- (30,246 square feet)
Gross Building Area:	8,330 square feet
Zoning:	Residential – R30
Water Service:	Municipal Water
Sewer Service:	On-Site cesspool
Heating System:	Oil-fired boilers feeding hot-water baseboard units/Gas
Air Conditioning:	Window units
Other Features:	Hardwood flooring

### Building and Site Observations

The Committee toured the Senior Center building on March 16, 2010:

- A. The first observations/impressions are the exterior of the Senior Center building appears well maintained, with clean grounds in a stabilized neighborhood and with ample parking spaces (30).
- B. The granite foundation, roof and structural systems and exterior façade appeared to be in good condition, with no noticeable deficiencies.
- C. Once inside, the building's open space floor plan is an active area with individuals congregating and participating in different social activities. The interior condition of the building also appeared in good shape.
- D. Mechanical and Life Safety Systems were reported to be in good and proper working order as were the plumbing and electric systems. The building is served with "town water", "in street gas line" and has a 225 Amp electrical source.

### Discovery/Findings

- A. Much of the lower level space is being used for storage with items that do not appear to be frequently used.
- B. Over 30 parking spaces allow the building to host and accommodate greater activity.
- C. The building is used considerably.
- D. It is in good structural condition.
- E. The outdated cesspool may be an issue.
- F. The building has the potential to be used more at night.

## **Conclusions**

- The Committee's overall conclusion is that the Senior Center building appears to be in good overall condition, supporting important community programs and services. Equally important the building fits in well with the surrounding neighborhood.
- Several questions remain; could the building be more actively used than it is now by other community organizations and thereby lessening the use dependence on the Community Center? Could the space within the building be reorganized to accommodate the relocation of several offices from the Community Center? Could the lower level of the building be cost effectively renovated to provide additional office space? Does the cesspool meet current Code and could it accommodate occupancy expansion?

## **Recommendations**

- A cost/benefit analysis should be performed to determine whether it is in the Town's financial interest to proceed with some consolidation at the Senior Center.
- At this time, the Committee recommends retaining the Senior Center building and continuing with the current uses and services operated within. We further recommend that the Town undertake a professional comprehensive analysis of current space needs. The analysis should determine the feasibility of relocating certain Town offices (limited number) into the building without triggering costly building Code upgrades. Should it be feasible, this process could provide the Town with some short-term consolidation options.
- The building's location, active use, ample parking, strong maintenance history, should allow it to continue to be an integral part of the community. However, long term planning for consolidation should at least consider the possibility of disposing of the asset and using the proceeds to offset consolidation costs.

## NONQUIT SCHOOL

Nonquit School is located at the north end of Nonquit Pond at 117 Puncateest Neck Road. Nonquit Pond is owned by Newport Water Authority. In early spring 2009, the School Committee determined that the building would no longer be used as a school and returned the asset to the Town. The original portion of the building is a wooden structure, with a full basement and attic loft space. An addition of concrete block and brick on a concrete slab is located on the north side of the original building.

### Property Details

Lot Size:	6.00 acres +/- (261,360 square feet)
Gross Building Area:	22,217 square feet
Zoning:	Residential – R80/Primary Watershed
Water Service:	Well with Water Treatment System
Sewer Service:	On-Site septic/cesspool (needs investigation)
Heating System:	Oil-fired boilers feeding baseboard units/Propane hot water
Air Conditioning:	None

### Building and Site Observations

The Committee visited the site on March 18, 2010. Observations made after walking through the building and touring the parcel were:

- A. Overall building integrity seems good.
- B. Basement is partially finished with a concrete floor.
- C. Basement contains several oil tanks and two new boilers.
- D. First floor of the old building is tiled and contains spacious classrooms with doors and windows framed in dark wood. Windows are large and appear to be original or older replacements.
- E. Attic of the old building is a loft space with a wood floor, raftered ceiling and one south facing window.
- F. The addition on the building's north side is directly connected to the first floor. It contains several classrooms, offices, limited kitchen space and a large, high-ceiling room formerly used by the school as a gym/cafeteria. The north wall of the gym/cafeteria is made-up almost entirely by windows. The south wall has windows along the top edge. Flooring throughout the addition is vinyl tile.
- G. Committee impressions included;
  - 1. The attic loft space might be attractive to visual artists,
  - 2. The gym/cafeteria could be suitable to some sort of public use,
  - 3. The general public uses the site for recreational purposes (e.g., hiking, sledding, parking for pond use). It should be noted that pond use is restricted.

### Discovery/Findings

- A. Market Value:
  - 1. Appraisal by Newport Appraisal Group dated 12/5/2009 estimated the market value of the property at \$850,000 (Appendix pg. 25). Also noted was an estimated market rent at \$4.00-\$6.00 per square foot on a net basis. The appraisal used four comparable sales; an

elementary school (Newport, May-07), a function hall (Johnston, Sept-07) and two church properties (Coventry, June-06 and Newport, June-08). The committee noted the type and date of the comparable sales and questioned whether the \$850,000 market value was realistic – especially given current (2010-2011) market conditions.

2. Neighboring home sale: Statistics from a real estate listing for a single family home, located near Nonquit School on the north end of the eastern shore of Nonquit Pond, were examined by the committee (Appendix pg. 27). Similar to Nonquit School, the home has acreage of approximately 5.5 acres, and offers spectacular views. Unlike Nonquit School, it is a fairly new (1989), move-in ready, four-bedroom home with many amenities. The home was originally listed at \$895,000 and recently sold for \$665,000.
- B. Native American burials:
1. Research completed by the Committee was reviewed with the Town Solicitor in July 2010 (Appendix pg. 28). The Committee's understanding of the Solicitor's opinion is that the research done to-date is sufficient.
  2. State law sets forth the process to follow should any remains exist and be uncovered during alterations of the existing structure.
- C. Building historical significance: A recent attempt to have the building listed on an historical register was unsuccessful.
- D. School renovation information: The School Superintendent provided documentation of renovation cost estimates done in preparation of the Elementary School bonds (August 2003). At that time, estimated costs for school-code required renovations for Nonquit were \$2.3 million (Appendix pg. 30).
- E. Zoning: R80 and Primary Watershed: Watershed overlay zoning regulations require a three acre lot size.
- F. Workshop: A workshop held on September 1, 2010 at the Tiverton High School Library was attended by approximately 20 individuals. The primary purpose of the workshop was to engage the community in the process and solicit input and included a brainstorming exercise to list as many use ideas as possible, without feasibility limitations (e.g., cost, zoning, etc.). It should be highlighted that participants did not approve of all ideas generated by the brainstorming session. The general consensus was that some low-intensity use other than residential might be acceptable, particularly if it would provide some benefit to the community, but that the zoning process should be adhered to. The Committee published a summary of the workshop, including a cursory review of possible zoning conflicts with ideas generated by the brainstorming session (Appendix pg. 31).
- G. Survey results: An overwhelming majority of survey respondents indicated that Nonquit should not be retained.

## **Conclusions**

- The appraised value estimated in the 2009 appraisal report is not realistic in the current market. A recent sale of a nearby single family home further illustrates reduced real estate values within the market.
- This asset is not practical for town use. It is located far away from the town's population center and costs associated with re-purposing the building would be prohibitive.
- Marketing: The central question that the committee wrestled with was how to best solicit and gauge interest in the asset. The potential exists for an alternative use and simply marketing the asset as residential "for sale" would skip an option that could result in greater revenue for the Town. Watershed restrictions, building structure, and the environmental/historical issues with re-purposing or demolishing the building could all be significant obstacles that may negatively impact the sale price.

## **Recommendations**

- The Town should dispose of Nonquit School, either through an outright sale or long-term lease arrangement.
- With the Council's approval (Appendix pg. 32) and the assistance of the Town Planner, the Committee created a Request for Proposal (RFP) and submitted it to the Council in early March 2011 (included with this report). This RFP, prepared by the Committee, is the best first step to market the asset. Using a real estate broker to sell the property as residential should be considered only after determining, through the responses to the RFP, that the potential for alternative opportunities does not exist.



## DEPARTMENT OF PUBLIC WORKS

The DPW is located adjacent to the Police Station at the entrance to the Town's Industrial Park at 50 Industrial Way. This steel structure has an office space; a large maintenance area to work on the town vehicles, and a second large area that houses the town plow equipment.

### Property Details

Lot Size:	7.298 acres +/- (317,901 square feet)
Gross Building Area:	9,720 square feet
Zoning:	Highway Commercial - HC
Water Service:	Municipal Water
Sewer Service:	Municipal Sewer
Heating System:	Oil-fired hot air units
Air Conditioning:	None
Floors:	Poured concrete slab

### Building Site Observations

The committee toured the DPW site on March 18, 2010. Outside we observed the structure, known as the salt shed, as well as fueling stations for the fire and town vehicles (police vehicles fill at the Police Station). The second building on site is the garage. The steel structure appeared to be in good condition. The parcel was well maintained and clear and free of debris. This site is well suited for its intended use given location and space.

### Discovery/Findings

None

### Conclusions

Early on in the process, the Committee determined that the location and space is well suited for its intended purpose and use (uses) and that further research was not necessary.

### Recommendations

The Town should consider the possibility of relocating the Building Maintenance workspace to this site. In addition, there may be some small space available to accommodate a small shared office.

## **RECOMMENDATIONS**

After many hours of meetings, tours, interviews and discussion, as evidenced in the preceding report, the following are the recommendations for each of the assets under review.

### **Town Hall**

Short term, the Committee recommends that the Town retain the asset and resolve immediate space issues by: 1) initiating an in-house project to update document storage policies followed by disposal of documents and out-dated equipment; and, 2) retaining professional services to conduct a comprehensive analysis of current space needs and reconfigure the layout to allow for a more efficient use of the space.

Long term, serious thought and planning should be considered to determine how we as a community want Town Hall to function in 2030. As is, the building will not be able to serve the future needs of the town and possibilities for expansion are limited. Long term planning for consolidation should consider disposing of the asset and using the proceeds to offset consolidation costs.

### **Old Ranger School – Stafford Road Site**

The Committee recommends that the asset be put up for sale. We recognize this is not the best market to dispose of real estate assets; however, the carrying costs of keeping the property, the impracticality of retaining the asset for municipal use, and the limited re-use opportunity, leads us to recommend immediate disposition.

The Town should retain a real estate broker, utilizing a standard bidding process, to sell the asset. Important factors in awarding the bid should include a quality marketing plan that will reach a broad audience, a realistic offering price, and a time limit of no more than two years. The Town Council should consider a current appraisal nearer to the time of sale to determine “fair market value” – the minimum sell price per the Financial Town Meeting resolve.

Should a buyer not materialize within the initial time period, the Town should consider demolishing the building and selling the vacant lot. A clean and cleared parcel may have significantly more value in an upside market than if it is sold “as is”.

### **Community Center**

The Committee recommends that that Town makes it a priority to relocate current uses and dispose of the asset through a sale. The building is antiquated, in need of costly repairs, and an inefficient location for some of the uses – particularly the Planning Department.

The Committee also recommends that further investigation and/or inspection of the current septic system occur promptly.

### **Senior Center**

At this time, the Committee recommends that that Town retain this asset, continue with the current uses and services and promote expanded use for public meetings. We further recommend that the Town undertake a professional and comprehensive analysis of current space needs. The analysis should determine the feasibility of relocating certain Town offices into the building without

triggering costly building code upgrades. Should it be feasible, this process could provide the Town with some short-term consolidation options.

The building's location, active use, ample parking, and strong maintenance history should allow it to continue being an integral part of the community. However, long term planning for consolidation should at least consider the possibility of relocating uses into a consolidated municipal building and thereby disposing of the asset and using the proceeds to offset consolidation costs.

## **Nonquit School**

The issuance of a Request for Proposals (RFP) is recommended for the asset. In the late summer of 2010, the Committee agreed that retaining the asset for municipal use was not feasible but that simply putting a "for sale" sign up would limit the opportunities to capture the greatest value for the property. In August 2010, the Committee recommended an RFP to the Town Council as the best way to gauge interest and provide realistic development opportunities while maintaining maximum flexibility for the Town. The Council agreed with our recommendation. The Committee worked with the Town Planner and submitted its final RFP document to the Council in early March 2011.

The Committee strongly recommends that the Council release the original RFP (included with this report) as written and prepared by the Committee and Town Planner.

## **Department of Public Works**

The Committee recommends retaining this asset for its current use. We further recommend that the professional comprehensive analysis of current space needs should include the possibility of relocating the building maintenance workspace to this site. In addition, there may be some small office space available for shared use.

## **CONSOLIDATION**

One of the realizations the Committee has arrived at through its full year of work is that consolidation of municipal services is inevitable if operational and financial efficiencies are to be achieved. The results of the survey suggest that respondents also recognize the need for consolidation.

The Committee understands and recognizes that consolidation may not occur in the next five or even ten years, but eventually it will occur because it is the smart and common sense thing to do. Previous Town Councils recognized this need and thus one of the reasons for the Cecil Group study of 2004.

Current fiscal conditions and budgetary constraints certainly impair the Town's immediate ability to achieve this objective however; we strongly encourage this Town Council as well as future Councils to become more engaged and creative in forming public/private partnerships with all stakeholders in finding ways to initiate consolidation of municipal services. Tiverton will continue to grow and expand. The challenge, as well as the opportunity, is to recognize and begin planning now for the inevitable consolidation.

The Committee recommends that the Town retain professional services to determine the feasibility of certain minimal consolidation and to lay the groundwork for long term consolidation planning. The report should include a comprehensive analysis of current space needs in order to resolve

existing space issues at Town Hall and relocate the services currently housed at the Community Center, as well as a comprehensive cost/benefit analysis to determine the actual cost to the Town of retaining the Town Hall and Senior Center. Both the current space needs and cost/benefit analyses will begin to answer the central question for long term consolidation - *"what do we have now and, what will be needed and sustainable in the future?"*

Longer term, the Committee recommends that the Town construct a new building to consolidate municipal services. Financing this initiative should begin with a firm community commitment to set aside the proceeds from the sale or long-term lease of municipal assets in a restricted long term capital fund. Our considered opinion is that using these one-time cash flows to offset the ongoing general operating expenses of the Town would be short-sighted and not in the best long term interest of the community.

We are convinced that now is the time to start planning for this inevitable future and that this daunting project can be accomplished if all stakeholders are involved and engaged in the process.



**Town of Tiverton**  
**Resolution Establishing**  
**The Municipal Building Feasibility Advisory Committee**

**WHEREAS**, the Tiverton School Committee has determined that it no longer requires the use of two elementary schools, Nonquit School and Old Ranger School (the "Former Schools"), and has returned these schools to the Town, and the Town does not have any previously planned use for the Former Schools; and

**WHEREAS** The Tiverton Town Council must: a) determine a future use of one or both of said two (2) Elementary Schools that can be supported financially and that will complement existing municipal buildings, or; b) propose disposition of one or both of said two (2) Former Schools to the electors of Tiverton; and

**WHEREAS** The Tiverton Town Council acknowledges that in order to make such a decision, a study of the current use and structural status of all municipal buildings, including the Former Schools, must be conducted and a set of recommendations be prepared for the Town Council to act upon; and

**WHEREAS** The Tiverton Town Council recognizes that a decision must be made as soon as possible, but that at least one year is likely required to complete such a study and prepare recommendations; and

**IT IS HEREBY RESOLVED**, by the Town Council of Tiverton that the Municipal Building Feasibility Advisory Committee ("Committee") is hereby established and organized as follows:

1. Purpose

The Municipal Facilities Committee shall conduct a study of the current use and structural status of all of Tiverton's municipally owned buildings including, without limitation, the Judson Street Community Center (itself previously a school), Senior Center, Town Hall, and DPW facility, and present a set of recommendations to the Town Council before the 2011 Financial Town Meeting, for the future use of, or disposition of, each municipal building belonging to the Town of Tiverton.

In carrying out its purpose, the Committee shall:

- a. Study and document the structural status of each Municipal Facility;
- b. Seek in-kind donations from professional or educational organizations and/or public/private grants to facilitate as comprehensive a study as possible;
- c. Examine existing uses and planned uses for Municipal Facilities as outlined in the Town's capital plan;
- d. Research and document any use restrictions dictated by zoning regulations, public accessibility requirements and proximity to reservoirs or historical/cultural resources;
- e. Solicit input and ideas from Town Professionals, Town Committees and the general public for possible future use or disposition of Municipal Facilities; and
- f. Prepare recommendations for the use, or disposition, of each Municipal Facility that can be sustained financially by the Town and that will serve the future needs of the Town.''

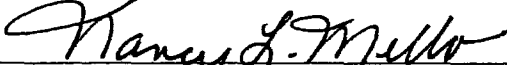
## 2. Membership

The membership of the Committee shall be composed of:

- a. Five Seven members to be appointed by the Town Council from the public, for 2-year terms. The Town Council shall appoint a Chair. The Committee shall elect a Vice-Chair and a Secretary from among its membership. \*
  - b. The Town Administrator (ex-officio).
  - c. One Member of the Town Council, appointed by the Town Council (ex-officio).
3. The Committee shall meet at the call of the Chair or Vice-Chair, or upon the written request of any three members. It shall be deemed a public body and subject to all requirements of the Open Meetings Act and the Access to Public Records Act.
4. The Committee shall report at least quarterly to the Town Council, setting forth its achievements, projects and goals.
5. The Committee shall cease to exist on June 30, 2012.

Adopted by the Town Council on the 11th day of January 2010.

\*Number of members changed by vote of Council on 2/22/2010

  
\_\_\_\_\_  
Nancy Mello, Town Clerk

**Tiverton Municipal Buildings Statistics**

March 2010

		Community Center	Senior Center	DPW	Old Ranger School	Town Hall	Nonquit School
<b>Site</b>	Parcel Size S/F	21,970	30,246		47,916	6.75 acres	approx. 6 acres
	Building Size GS/F	6,672	8,330	9,720 (approx)	22,217	7,908 (ex basement)	14,496
	Soil Conditions Ledge?	Yes	No			Yes	Some
	Wetlands	No	No	No	No	No	No
	Frontage/Access				+/- 185'		
<b>Utilities</b>	Town Water	Yes	Yes	Yes	Yes	Yes	No
	Gas Lines	in street	in street	No	No	in street	No
	Electric Lines	120 A	225 A		400 A	400 A	
	Sewer Lines	No	No	Yes	No	No	No
	Septic System Size	3 Gallies*	Cesspool	Town Sewer		Big	
	Condition	*not Men's Room				Good	
	Oil Service	2 @ 330 gallons	2 @ 330 gallons		2 @ 500 gallons	2 @ 330 gallons	4 @ 330 gallons
	Propane Service	No	No	No	No	No	Yes (hot water)
	Heating	Poor	Good	Good	Fair	Poor	Poor
<b>Building Conditions</b>	Foundations	Granite	Granite	None	Granite	Granite	
	Structural Systems	Good	Good	Good	Good	Good	Good
	Roof Systems	Poor	Under Repair			Most Good	
	Exterior Facade						
	Mechanical Systems			Hot Air			

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## Tiverton Municipal Buildings Statistics

March 2010

	Community Center	Senior Center	DPW	Old Ranger School	Town Hall	Nonquit School
HVAC	HWBB	HWBB	HWBB	HWBB	HWBB	HWBB
Life Safety Systems						
Fire Alarm	Yes	Yes	Yes	Yes	Yes	Yes
Sprinkler Sys				Not Really		
General Plumbing	Good	Good	Good		Good	
General Electric	Good	Good	Good		Good	
Interior Conditions						
Walls						
Ceilings						
Lay-out						
Historic Significance	None	None	None	None	None	Possible
<b>Environmental</b>						
Tests?						
Fuel Tanks						
Size	2 @ 330 gallons	2 @ 330 gallons		2 @ 500 gallons	2 @ 330 gallons	4 @ 330 gallons
Underground?						
Asbestos?						
Tiles						
Rap						
Boards						
Lead Paint		None	None		None	
Other						

## Tiverton Municipal Buildings Statistics

March 2010

	Community Center	Senior Center	DPW	Old Ranger School	Town Hall	Nonquit School
<b>Parking</b>						
# Spaces		30				
Condition						
<b>Zoning</b>	R30	R30		GC	R30	R80/Watershed
<b>Easements</b>				DOT drainage		
<b>Use</b>						
<b>Annual Operating Cost-2009 Cal</b>						
Utilities						
Heating		3,858				
Electric		3,111				
AC						
Water		114				
Septic/Sewer		525				
Maintenance		3,224				
Landscaping						
Snow Removal						
Other						
Insurance						

A-4

# MEMORANDUM

RECEIVED  
TOWN OF TIVERTON

2011 JAN 28 P 1:42

**TO:** Tiverton Town Council  
**CC:** Jim Goncalo, Town Administrator  
Nancy Mello, Town Clerk  
**FROM:** Municipal Buildings Feasibility Advisory Committee  
Lou Cabral, Chair *Louis J. Cabral*  
**DATE:** January 26, 2011  
**RE:** Consolidation Survey Report

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The Committee's report on the Consolidation Survey conducted during the latter half of 2010 is attached for your review. The report will be posted on the Town's web site and the binder containing all completed surveys is available for review in the Town Clerk's office.

A-6

# **Tiverton Municipal Buildings Feasibility Advisory Committee**

## **Consolidation Survey Report**

**Background:** In late spring 2010 the Committee decided to use the Financial Town Meeting and subsequent tax bill mailing as an opportunity to reach out to the community via a survey.

**Objective:** The primary goals of the survey were to increase community awareness of the Committee's task and gain a general sense of the community's opinions regarding consolidating Municipal services into one building. Secondly, the Committee wanted to solicit input for using or selling the buildings.

**Distribution & Returns:** Survey forms were distributed and collected at the May 2010 Financial Town Meeting (at no cost to the Town) and, with the approval of the Town Council, mailed out with the subsequent Real Estate tax bills. Survey forms were also available in the Town Hall Lobby. Completed surveys were returned by mail to the Town Clerk's office or placed in drop-off boxes located with the Town Clerk, Tax Collector, Town Hall Lobby and Essex Library.

Number of Surveys Mailed Out:	7,640
Approx. Number Distributed at FTM:	500
<i>Total # of Surveys Distributed:</i>	<i>8,140</i>
Total # of Responses:	292 4%

**Note:** This was not a scientific survey. The Committee does not recommend using the findings of the survey to draw absolute conclusions about what the community may or may not support, but rather as potential indicators of general opinions.

### **Findings:**

1. *There is considerable interest in what happens to these buildings.* Nearly 300 people took the time to fill out and return the survey (about a 4% return rate) and almost 90 respondents indicated an interest in participating in a facilitated discussion (Page 2 Exhibit 1). The vast majority of surveys contained thoughtful, helpful ideas.
2. *Interest in consolidation outweighs keeping the status quo.* 64% of respondents indicated interest in consolidating some or all Municipal services vs. 26% who did not favor consolidation (Page 2 Exhibit 1; Sections I and II).
3. *Re-purposing Old Ranger School for Municipal use should be researched.* 22% of respondents suggested a Municipal use for Old Ranger with 14% indicating that all Municipal services should be consolidated at Old Ranger (Page 2 Exhibit 1; A).
4. *There is some indication that the community may support constructing a new building to house Municipal services.* 15% of respondents were explicitly in favor of building a new Town Hall with an additional 7% implying support for a new building (Page 2 Exhibit 1; B1+C1, B2).
5. *Library services should be kept in mind when considering consolidation of Municipal services.* Many responses had library-related comments including how the possible new Library might fit with consolidation in terms of services offered and location (Page 3 Exhibit 3).

A binder containing all completed surveys is available for review at the Town Clerk's office.

**Exhibit 1: Consolidation Comments** - Summarized by building-specific consolidation related comments.

	Count	% of Total	Consolidate All Services in One Building?		Want to Discuss?					
			Yes	No	Yes					
<b>I. Interested in Consolidation</b>										
<b>A. Keep Old Ranger for Municipal Services</b>										
1. Consolidate All Services at Ranger School	41	14%	34		9					
2. Move Town Hall to Ranger but Keep Some Services Separate	15	5%	13	2	8					
3. Move Community/Senior Ctrs. to Ranger	7	2%	4	3	1					
SubTotal:	63	22%	51	5	18					
<b>B. Consolidate All Services in One Building</b>										
1. Consolidate all in New Building - explicit	35	12%	34		11					
2. Consolidate all in New Bldg - implied	21	7%	20		4					
3. Consolidate all in Existing Building (any)	12	4%	12		8					
4. Consolidate all in Existing Town Hall	10	3%	10		3					
5. Consolidate all in Nonquit	4	1%	4		0					
6. Consolidate all in Existing Community Ctr.	3	1%	3		2					
SubTotal:	85	29%	83	0	28					
<b>C. Consolidate Most Services</b>										
1. All Services except Senior Ctr in New Bldg	10	3%	10		2					
2. Combine Comm & Senior Ctr in Either Bldg	19	7%	17	1	9					
SubTotal:	29	10%	27	1	11					
<b>D. Consolidate Yes - Other</b>										
	9	3%	8		3					
<b>Total Interested in Consolidation:</b>			<b>186</b>	<b>64%</b>	<b>169</b>	<b>6</b>	<b>60</b>			
<b>II. Not Interested in Consolidation</b>										
<b>E. Keep Current Configuration(?) and:</b>										
1. Sell Ranger & Nonquit	17	6%		16	5					
2. Keep Ranger & Nonquit (no explicit Sell)	7	2%	1	6	3					
3. Sell Ranger, Nonquit & Community Ctr	5	2%	2	3	1					
4. Sell Ranger, Nonquit, Comm & Senior Ctrs	7	2%		3	2					
SubTotal:	36	12%	3	28	11					
<b>F. Do Not Consolidate</b>										
1. Won't save\$/Separate Bldgs=Character	2	1%		1	1					
2. Strongly Opposed/No New Taxes	15	5%		6	2					
3. Other	23	8%		23	4					
SubTotal:	40	14%	0	30	7					
<b>Total Not Interested in Consolidation:</b>			<b>76</b>	<b>26%</b>	<b>3</b>	<b>58</b>	<b>18</b>			
<b>G. Consolidate? Maybe (not yet/need \$)</b>						3	1%		2	1
<b>H. Consolidate? Not Sure/Need More Info</b>						19	7%			7
<b>I. Answers Not Related to Municipal Buildings</b>						8	3%			2
<b>GRAND TOTAL:</b>			<b>292</b>	<b>100%</b>	<b>172</b>	<b>66</b>	<b>88</b>	<b>59%</b>	<b>23%</b>	<b>30%</b>

Note: Number answering may not equal the Count because some respondents did not answer or the answer conflicts with building specific comments.

**Exhibit 2: Preferred Location** – Responses to the survey question of what general area of town is preferred for consolidating services. Note: Excludes building-specific responses (e.g., Old Ranger School).

General Area	Count	General Area	Count
Fish Rd & 24/Industrial Park	17	Stafford Rd./Bliss 4 Corners	16
"Central Location"	14	Stone Bridge	12
North Tiverton	6	Near P.O./Brooks/BankOfAm	2
East Tiverton	3	Souza Road	3
South Tiverton	3	Northeast	1

**Exhibit 3: Non-Consolidation Ideas** – Ideas or proposed uses for Municipal buildings with the number of times the idea occurred.

General Comments (not building specific)

New Library - Consolidate with Town services/coordinate with consolidation efforts	8
Meeting/Gathering Space needed for Town Committees & Non-Profit groups	3
Recreation/teen activity centers needed for children	2

Community Center

Teen Center	4
Library	3
Apartment Building/Condo	1
Arts	1
Dog Park	1
Lease for Events/Speakers	1
Lease for Music/Dance School	1
Low Income Day Care	1
Sell to Church for Parking	1

Senior Center

Arts Center	1
Community Rec/Teen Center	1
<u>Town Hall</u>	
Arts Center	3
Historical Society Bldg/Lecture Hall	3
Info/Rest Center - Ft. Barton, EDC, Beach	3
Adult Ed/Retraining Center	1
Apartment Building	1
Special Ed/Gifted Talented	1
Youth Center/Scouts/After School Programs	1

Old Ranger School

Library	7
Senior/Affordable Housing	4
Adult Education/URI Extension	2
Business Development	2
Day Care	2
Teen Center	2
Fire/Safety Complex	1
Food Pantry	1
Grocery Store	1
Playground	1
Private School	1
Reopen as School	1
Restaurant	1
School Administration Building	1


Nonquit School

Museum/Arts/Historical/Environmental Center	8
Community Rec/Teen Center	6
Adult/Alternative Education	3
Library	3
Residential Condos	2
Senior/Retirement Housing	2
Day Care	1
Gym/Health Club/YMCA	1
Lease for Conference Center	1
Office/Retail Space	1
Open Space	1
Rentable Artist Studios w/ Community Garden	1
Reopen as School	1
Restaurant	1
School Administration Building	1

## MEMORANDUM

RECEIVED  
TOWN OF TIVERTON

2010 APR 20 P 3:08

**TO:** Tiverton Town Council  
**CC:** Jim Goncalo, Town Administrator  
Nancy Mello, Town Clerk  
**FROM:** Municipal Buildings Feasibility Advisory Committee  
Laura Epke, Chair   
**DATE:** April 20, 2010  
**RE:** Costs and Proceeds: Aligning Council and Committee Expectations

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At our March 23rd meeting, the Municipal Buildings Feasibility Advisory Committee discussed the Council's Financial Town Meeting resolution regarding the transfer of Municipal Buildings. From our discussion, it is evident further clarification from the Council is necessary as some ambiguity exists among members on how to achieve the Council's charge.

By Council Resolution, the Committee was directed, along with other charges, to "*prepare recommendations for the use, or disposition, of each Municipal Facility that can be sustained financially by the Town and that will serve the future needs of the Town*". Members believe this charge is a directive to explore the possibility of repositioning and/or consolidating current uses as well as the disposition of certain buildings. We assume operational costs and potential transfer proceeds are to be within the frame of our recommendations. We therefore, wish to confirm that the Committee does indeed have the flexibility to offer potential financing options within our recommendations that may include utilization of a portion of any transfer proceeds. An effective cost/benefit analysis for each recommendation requires some understanding of the means by which such recommendations could be implemented. Without such flexibility and understanding, our recommendations will be severely limited.

We wish to assure you, the Committee is committed to responsible, realistic and cost effective recommendations that will serve the Town's present and future space and building needs within the context of the Town's Comprehensive Plan. Sensitivity to operational costs and decreasing taxpayer's financial exposure is a priority with members.

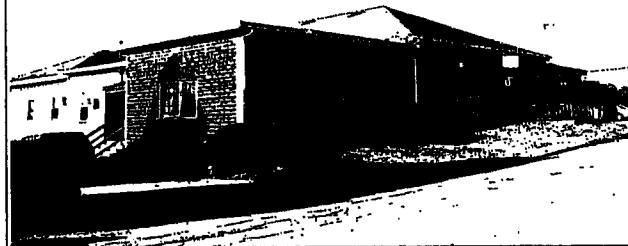
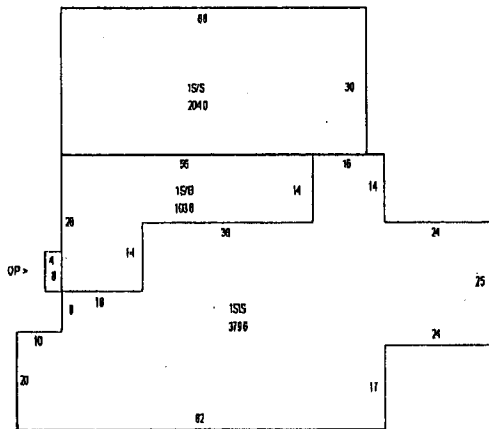
Our due diligence process has commenced. Tours of all buildings have occurred and a record documenting structural conditions, building mechanics, current uses, constraints, disclosure data and other pertinent information is being assembled. Strategies to attract community input and feedback are also being devised.

We look forward to hearing from you with clarification of this very important matter.

# Property Recc Card Summary

Parcel ID	Card No.	Building	Location	Zone	NHD			SC
89-9	1 of 1	Card: 001	343 HIGHLAND RD	R30				78

<b>Owner:</b> 36-0010-64	<b>Ownership History</b>	<b>Sale Date</b>	<b>BK/PG</b>	<b>Sale Price</b>	<b>QC</b>	<b>Building Permits</b> ...see system for more			
TOWN OF TIVERTON						<b>Number</b>	<b>Date</b>	<b>Description</b>	<b>Amount</b>
TOWN HALL & FORT BARTON						E0331-07	2007-12-0	INSTALLATION OF PANIC	750
SCHOOL						E0396-06	2006-11-1	INSPECTION AND	0
343 HIGHLAND RD						E0294-06	2006-08-2	INSTALLATION OF FIRE	6000
TIVERTON RI 02878						E0294-06	2006-08-2	INSTALLATION OF FIRE	6000



Section Summary			Feature	Cost
Section	Units	RCN		
Porch, Open	32	448		

Building Detail			
Year Blt	1967	Eff. Age	28
Ext Walls	Siding	Lump Sums	448.00
Section 1			Rate
Use: 100% BAS, Aver			15.0000
Heat: 0% Comm - HW BB			0.00
Cool: 0%			0.00
Height	1.0	Avg Ht	10.00
Avg FI	1036.00	Perimeter	408.00
Area	1036.00	Spk: 0% None	0.00
Class/Qual: L/U			Rate 15.3000
Section 1 RCN:			15851.00
Section 2			
Use: 100% GVT, Aver			110.0000
Heat: 100% Comm - HW BB			2.20
Cool: 0%			0.00
Spk: 0% None			0.00
Height	1.0	Avg Ht	10.00
Avg FI	6872.00	Perimeter	408.00
Area	6872.00	Rate	126.174
Class/Qual: D/A			Section 2 RCN: 867071.00
Section 3			
GBA:			7908
Subtotal:			883370
Grade:			1.00
Total RCN:			883370
Obsol:			0.0000
Depr:			0.4000
Total RCNLD (bldg val):			530000

Site Info				Comments: 06-02 89 9 EXEMPT TOWN HALL							
		Street	Paved								
Topo	Rolling	Commun	Suburban								
Corner	Yes										
Landsc	A										
Easements		View		Land Valuation Data							
		Average		Type/Price Code	Units	UT	Rate	Size	Other	Adj Desc.	Net Value
				Commercial, Comm	5.0000	Acres	200000	1.000	1.000		1000000
				Comm EX1, Comm	1.7500	Acres	10000	1.000	1.000		17500
				Total Units: 6.750000 Lot Size: 6.750000 Sq Feet: 294,030.00 Total							\$1017500.

Miscellaneous Improvements													Ammenities
Type	Hgt	Cons	YrBlt	Cond	Dimen.	Area	Gr	RCN	Depr	Func	Econ	RCNLD	
VAULT	1.00	Non		A	0 x 0	625Sqf	1.00	62500	0.20	0.00	0.00	50000	
GOVT BLDG	1.00	Non		A	0 x 0	270Sqf	1.00	3240	0.20	0.00	0.00	2600	
FENCE	1.00	Non		A	0 x 0	270Sqf	1.00	3240	0.20	0.00	0.00	2600	
PAVING	1.00	Non		A	0 x 0	2000Sq	1.00	2000	0.20	0.00	0.00	1600	

Valuation Summary		
Assessment	100 %	\$ 1,604,300



# Town Hall Storage Space Measurements - August 2010

			Room	
	# Units	Size	Floor Space Square Feet	Storage Cubic Feet
Small Meeting Room (Mail Room)	Total:	15'9" x 11'8"	184	62
File Cabinet (5 drawer)	4	4'4"x1'3"x15"		27.08
File Cabinet (4 drawer)	3	3'5"x1'3"x15"		16.02
mail drawers	1	4'1"x1'x16"		5.44
book case	1	4'4"x3'x1'		13.00
Town Clerk Public Office		38'8"x16'	619	232
File Cabinet (4 drawer)	6	3'5"x1'3"x15"		32.03
File Cabinet (5 drawer)	6	4'4"x1'3"x15"		40.63
Bookcase	2	4'9"x2'10"x8"		17.94
Storage/Counter Space	1	17'x3'6"x28.5"		141.31
Desks	4			0.00
Work Areas	2			0.00
Town Clerk Private Office		11'8"x18'	210	108
File Cabinet (5 drawer)	3	4'4"x1'3"x15"		20.31
Storage Space #1	1	5'8"x3'x3'		51.00
Storage Space #2	1	5'x2'6"x2'		25.00
Storage Space #3	1	3'x2'6"x1'6"		11.25
Vault #1		21'8"x11'7"	251	417
File Cabinet (5 drawer)	4	4'4"x1'3"x15"		27.08
Bookcase	1	10'1"x3'6"x1'1"		38.23
Bookcase	1	5'5"x3'6"x1'1"		20.54
Bookcase (land evidence)	1	11'7"x1'1"x1'		12.55
Map Hanging Storage	1	4'10"x3'7"x2'5"		41.86
Misc. Files	1	8'1"x3'7"x2'5"		70.00
Storage Space #1	1	14'7"x8'8"x1'5"		179.05
Storage Space #2	1	5'6"x30"x2'		27.50
Vault #2		22'8"x8'7"	195	368
Storage Space #1	1	22'8"x8'5"x1'1"		206.68
Storage Space #2	1	6'8"x5'x1'1"		36.11
Storage Space #3	1	16'2"x7'2"x???		125.52
Tax Collector		19'6"x28'3"	551	317
File Cabinet (5 drawer)	2	4'4"x1'3"x15"		13.54
File Cabinet (4 drawer)	3	3'5"x1'3"x15"		16.02
Safe	1	6'10"x1'3"x15"		10.68
Storage Space #1	1	6'6"x1'x2'6"		16.25
Storage/Counter Space	1	19'6"x3'6"x2'6"		170.63
Storage Space #3	1	12'x5'x1'6"		90.00
Desks	5			
Building/Zoning Public Office		16'x13'	208	948
Storage Space #1	1	6'x2'6"x2'		30.00
Storage Space #2	1	9'x3'4"x2'6"		75.00
Storage Space #3	1	5'x3'4"x2'6"		41.67
Storage Space #4 (hall)	1	15'5"x8'x6'6"		801.67
Work table/desk	1			

# Town Hall Storage Space Measurements - August 2010

			Room	
	# Units	Size	Floor Space Square Feet	Storage Cubic Feet
Building/Zoning Private Office	Total:	9'8"x19'5"	188	156
Storage Space #1	1	5'6"x5'x3'		82.50
Storage Space #2	1	5'x3'6"x3'		52.50
Storage Space #3	1	3'x7'x1'		21.00
Desks	1			
Tax Assessor Public Office		16'x34'5"	551	325
File Cabinet (5 drawer)	1	4'4"x1'3"x15"		6.77
File Cabinet (4 drawer)	7	3'5"x1'3"x15"		37.37
Storage/Counter Space	1	13'x6'2"x3'6"		280.58
Desks	2			
Tax Assessor Private Office		16'x34'5"	551	275
File Cabinet (4 drawer)	5	3'5"x1'3"x15"		26.69
Storage Space #1	1	6'3"x5'x2'5"		75.52
Storage Space #2	1	6'x8'4"x2'5"		120.83
Storage Space #3	1	8'x3'6"x1'		28.00
Bookcases	2	3'x4'x1'		24.00
Desks	1			
Meeting Space	1	9'x12'		
Town Administrator Public Office		10'3"x17'	174	271
Storage Wall	1	10'3"x7'10"x3'		240.88
Storage Space	1	5'x3'x2'		30.00
Desks	1			
Town Administrator Private Office		13'5"x21'8"	291	120
Storage Wall	1	13'5"x3'x2'		80.50
Storage Space	1	6'x6'6"x1'		39.00
Meeting Space	1	10'x13'5"		
Desks	1			
Treasurer Public Office		32'2"x13'3"	426	372
File Cabinet (5 drawer)	5	4'4"x1'3"x15"		33.85
File Cabinet (4 drawer)	6	3'5"x1'3"x15"		32.03
Safe	1	6'4"x3'6"x2'7"		57.26
Storage Space #1	1	6'x2'6"x3'7"		53.75
Storage Space #2	1	10'x7'6"x2'		150.00
Storage Space #3	1	5'x4'6"x2'		45.00
Desks	3			
Treasurer Private Office (approx)		12'6"x9'	113	5
File Cabinet (4 drawer)	1	3'5"x1'3"x15"		5.34
Desks	1			

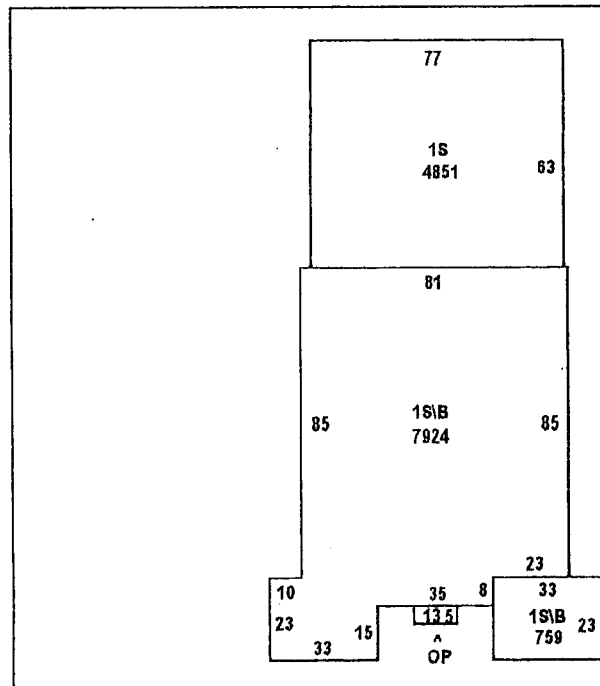
# Town Hall Storage Space Measurements - August 2010

			Room	
	# Units	Size	Floor Space Square Feet	Storage Cubic Feet
Lower Level Storage Hall	Total:	25'x8'6"	213	684
Storage Wall #1	1	4'x7'x4'1"		114.33
Storage Wall #2	1	12'x7'x2'8"		224.00
Storage Wall #3	1	18'6"x7'x2'8"		345.33
Lower Level/Building Front Storage Hall				1,040
Storage Space #1	1	7'6"x7'x2'		105.00
Storage Space #2	1	6'9"x7'x2'		94.50
Storage Space #3	1	3'x7'x2'		42.00
Storage Space #4	1	7'6"x7'x2'		105.00
Storage Space #5	1	3'x7'x2'		42.00
Storage Space #6	1	31'x7'x3'		651.00
Project Room (microfilm/auditors)		18'6"x10'	185	24
Storage Space	1	3'x4'x2'		24.00
Municipal Court Office		13'x9'	117	125
Storage Area #1	1	5'x3'6"x2'		35.00
Storage Area #2	1	9'x5'x2'		90.00
Basement		30'8"x22'4"		whole room

# Property Record Card Summary

Parcel ID	Card No.	Building	Location	Zone	NHD		SC
113-6	1 of 1	Card: 001	1185 STAFFORD RD	GC			79

<b>Owner:</b> 37-0010-01	<b>Ownership History</b>	<b>Sale Date</b>	<b>BK/PG</b>	<b>Sale Price</b>	<b>QC</b>	<b>Building Permits</b> ...see system for more			
TOWN OF TIVERTON WALTER RANGER SCHOOL 343 HIGHLAND RD TIVERTON RI 02878		05/21/1999	565/244	0	1	<b>Number</b>	<b>Date</b>	<b>Description</b>	<b>Amount</b>
						E0029-08	2008-02-1	INSTALL POWER, LIGHTS	1500
						B0014-08	2008-01-1	INSTALLATION OF A	0
						E7868-04	2004-11-2	INSTALL LIGHTS, EXIT	500
						E7868-04	2004-11-2	INSTALL LIGHTS, EXIT	500



Section Summary			Feature	Cost
Section	Units	RCN		
Porch, Open	65	910		

Building Detail			
Year Bilt	1600	Eff. Age	28
Ext Walls	Stone/Mas	Lump Sums	910.00
Section 1			Rate
Use: 100% BAS, Aver			15.0000
Heat: 0% Comm - Forced Air			0.00
Cool: 0%			0.00
Height	1.0	Avg Ht	7.00
Avg FI	8683.00	Perimeter	571.00
Area	8683.00	Spk: 0% None	0.00
Class/Qual: L/U			Rate 14.9571
			Section1 RCN: 129873.00

Section 2			
Use: 100% SCM, Aver			95.0000
Heat: 100% Comm - Forced Air			0.00
Cool: 0%			0.00
Height	1.0	Spk: 0% None	0.00
Avg FI		Avg Ht	7.00
Area		Perimeter	571.00
Class/Qual: D/A			Rate 103.620
			Section 2 RCN: 1402397.0

Section 3			
Height			Avg Ht
Avg FI			Perimeter
Area			
Class/Qual:			Rate
			Section 3 RCN:
GBA:	22217	Subtotal	1533180
Grade	1.00	Total RCN	1533180
Obsol	0.0000	Depr	0.4000
			Total RCNLD (bldg val)
			919900

Site Info			
Topo	Level	Street	
Corner	No	Commun	Suburban
Landsc	A		
Easements		View	
		Wooded	

Comments: 04-10 113 6  
Ranger School subject to ROW to Stone Bridge Fire District/ DOT has drainage easmnt on this property BK 607/308

Land Valuation Data							
Type/Price Code	Units	UT	Rate	Size	Other	Adj Desc.	Net Value
Homesite, S105	1.0000	Site	105000	1.000	0.950	Topography	99750
Excess 1 L, S105	0.1000	Acres	10500	1.000	1.000		1050
Total Units: 1.100000			Lot Size: 1.100000		Sq Feet: 47,916.00		Total \$100800.00

Miscellaneous Improvements												Ammenities	
Type	Hgt	Cons	YrBlt	Cond	Dimen.	Area	Gr	RCN	Depr	Func	Econ	RCNLD	
SCHOOL	1.00	Non		A	0 x 0	15000S	1.00	30000	0.20	0.00	0.00	24000	
PAVING	1.00	Non		A	0 x 0	15000S	1.00	15000	0.20	0.00	0.00	12000	

Valuation Summary		
Assessment	100 %	\$ 1,056,700

Mr. Goncalo  
December 5, 2009  
Page 2 of 2

The analysis and conclusion within the attached appraisal report are based upon field research, interviews with market participants, and publicly available data collected by the appraiser. The accompanying report has been prepared in accordance with the *Uniform Standards of Professional Appraisal Practice*. Included is a summary description and analysis of the real estate, all pertinent data, valuation methodology, supporting relevant exhibits and addenda to the attached report.

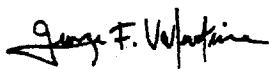
The value conclusion contained in this report is premised upon a 12-month exposure time prior to the hypothetical consummation of a sale on the effective date of the appraisal. Additionally, if properly priced and marketed, the property would be expected to sell within a 12-month marketing period.

Based upon my inspection of the subject property and knowledge with respect to economic growth data, trends, competition, and conditions in the subject's market area as of the effective date of the appraisal, November 26, 2009, it is my opinion that the estimated market value on an "as is" basis of the fee simple interest in the subject property is:

NINE HUNDRED SEVENTY THOUSAND DOLLARS  
(\$970,000)

Thank you for the opportunity to serve your needs. Should you have any questions or comments regarding this report please do not hesitate to call me.

Respectfully submitted,



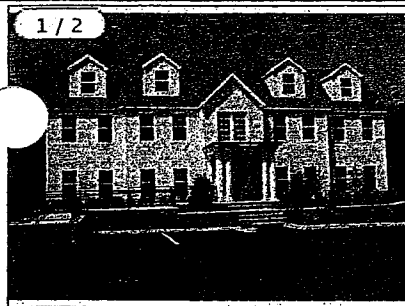
George F. Valentine  
NEWPORT APPRAISAL GROUP, LLC

## Selected Improved Comparable Sales &amp; Comparable Price Indicators

Subject Property	Comparable 1	Comparable 2	Comparable 3	Comparable 4	
<b>Property:</b>	1185 Stafford Rd. Tiverton, RI	426 Spring Street Newport, RI	1025 Plainfield St. Providence, RI	170 Fairview Ave. Coventry, RI	14 Rhode Island Ave Newport, R. I.
<b>Transaction Data:</b>					
Sale Price:		\$2,200,000	\$1,550,000	\$600,000	\$1,100,000
Time:		23-May-07	1-Sep-07	1-Jun-06	11-Jun-08
Sale Price/S.F.:		\$77.99	\$61.69	\$50.50	\$99.18
<b>Physical Features:</b>					
Construction:	Brick/masonry	Stone/masonry	Brick/frame	Wood Frame	Stone/masonry
Gross Building Area (s.f.):	16,737	28,208	25,124	11,881	11,091
Year Built:	1960	1887	1900+	1976	1888
Effective Age (yrs.):	15	15	15	15	15
Total Economic life (yrs.):	50	45	45	45	45
Physical depreciation (%):	30%	33%	33%	33%	33%
Land Area (s.f.):	47,916	50,530	67,082	95,832	24,105
Land Area (ac.):	1.10	1.16	1.54	2.20	0.55
Floor Area Ratio (FAR):	0.35	0.56	0.37	0.12	0.46
Zoning:	GC	R-20	B2	R	R-10
Utilities:	No sewers	All	All	No sewers	All
<b>Adjustments:</b>					
Property Rights:		Fee Simple	Fee Simple	Fee Simple	Fee Simple
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Financing:		Market	Market	Market	Market
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Condition of Sale:		Typical	Typical	Typical	Typical
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Expenditures made after purchase:		N/A	N/A	N/A	N/A
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Market Conditions (supply/demand):		23-May-07	1-Sep-07	1-Jun-06	11-Jun-08
(Adjustment):		-10.0%	-10.0%	0.0%	-10.0%
Location:	Average	Superior	Similar	Similar	Superior
(Adjustment):		-15.0%	0.0%	0.0%	-15.0%
Economic characteristics:	Average	Similar	Similar	Similar	Similar
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Quality of Construction:	Average	Similar	Similar	Similar	Superior
(Adjustment):		0.0%	0.0%	0.0%	-10.0%
Condition of the Improvements:	Average	Similar	Superior	Similar	Superior
(Adjustment):		0.0%	-10.0%	0.0%	-10.0%
Use (zoning):	N/A	N/A	N/A	N/A	N/A
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Non-realty components:	None	None	None	None	None
(Adjustment):		0.0%	0.0%	0.0%	10.0%
Land/Bldg. Parking:	Adequate	Similar	Similar	Similar	Similar
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Building Area (s.f.):	16,737	28,208	25,124	11,881	11,091
(Adjustment):		5.0%	5.0%	0.0%	0.0%
Gross Adjustment:		30.0%	25.0%	0.0%	55.0%
Net Adjustment:		-20.0%	-15.0%	0.0%	-35.0%
Adjusted Price/S.F.:		\$62.39	\$52.44	\$50.50	\$64.47

Source: Newport Appraisal Group, LLC

1 / 2

**1295 STAFFORD RD****N**

Tiverton, RI

02878

Sale Price:

List Price: \$950,000

Orig Price: \$1,200,000

Area: 4

Assessment: 0.0

Lot SF: 8,300

Plat: 0

RE Taxes: 0

Apx Lot Acres:

Lot: 0

F.D. Tax: 0.0

Frontage:

Block:

Yr. Asn Fee:

Zoning:

Virtual Tour:

Property Website:

	#Units	SqFt	Rent
Rsdntl:	1	1000	850
Office:	3	6700	3200
Retail:	1	1200	1154
Warehs:	0	0	0
Mnufctr:	0	0	0
Other:	1	1200	600
<b>Totals:</b>	<b>6</b>	<b>10100</b>	<b>5804</b>

Type: Commercial Office Retail Food/Beverage Mixed

#Eff:

Condo:

Year Built:

#1BR:

P &amp; L: n

# Levels:

4

#2BR:

Gross Inc:

Foundation:

#3BR+:

Vac Rate: &lt;5%

On Site Pkg:

35

Dual ML#:

REO/Lender Owned:

Pres Use: office subway res

Short Sale:

This is a two building plaza, with a subway, a century 21 , a day spa and an apartment. This price is for the buildings only the subway has a 20 year lease.

Basement: Concrete Full

Building: Frame

Bldg Feat:

Ceil Ht: 7-9 Ft

Cool:

Electric: 220 Volts Underground

Gas:

Hvace:

L:

Loading Dr: 6-9 FtGround Level

Location: Rural

Near:

Ownr Pys:

Road: State Street Lights Sidewalks Black Tar

Sewer: Private

Site:

Subj To:

Tennt Pys:

Terms:

Utils:

Wtr Supply: Public Connected

bing

Stafford Pond

1295 STAFFOR

81

Bulgarmarsh Rd

177

Bliss Corners

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Interested parties must make their own inquiries.

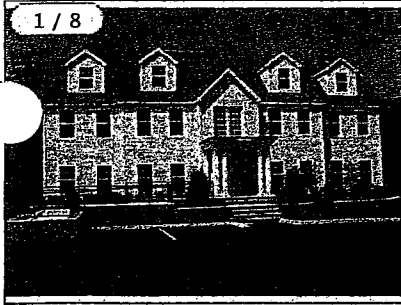
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Customer Display

Listed By: CENTURY 21, AWASHONKS REALTY

1 / 8


**1289 1295 STAFFORD RD  
BLISS FOUR CORNERS**

Tiverton, RI 02878

<b>Area:</b>	<b>Assessment:</b>	745400.0	<b>Lot SF:</b>	12,000
<b>Plat:</b>	113	<b>RE Taxes:</b>	11,442 - 2010	<b>Apx Lot Acres:</b>
<b>Lot:</b>	2C	<b>F.D. Tax:</b>	298.0	<b>Frontage:</b>
<b>Block:</b>	113	<b>Yr. Asn Fee:</b>		<b>Zoning:</b> GC

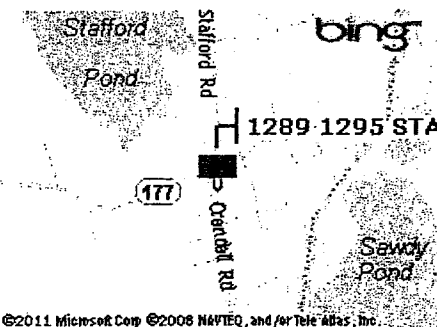
**Sale Price:**  
**List Price:** \$685,000  
**Orig Price:** \$750,000

**Virtual Tour:**  
**Property Website:**

	#Units	SqFt	Rent	Type:	Other				
Rsdntl:	2	2400	1600	#Eff:		Condo:	N	Year Built:	2003
Office:	3	3600	2650	#1BR:	2	P & L:	Y	# Levels:	3
Retail:	1	1500	1500	#2BR:		Gross Inc:	60,000	Foundation:	70 x 24
Warehs:	0	0	0	#3BR+:		Vac Rate:	5%	On Site Pkg:	42
Mnufctr:	0	0	0			Dual ML#:		REO/Lender Owned:	N
Other:	0	0	0					Short Sale:	N
<b>Totals:</b>	<b>6</b>	<b>7500</b>	<b>5750</b>	<b>Pres Use:</b>	<b>MIXED USE</b>				

**EXCELLENT MIXED USE BUILDING INCLUDING SEPARATE SUBWAY BUILDING. PRESENTLY A 13 YEAR LEASE REMAINING ON SUBWAY. THIS IS A WELL TRAVELED MAJOR ARTERY AT A FOUR CORNER W/ LIGHTS. ADJACENT TO OTHER MAJOR COMMERCIAL USES. RENTS ARE NOT MARKET.**

**Basement:** Common Storage Area Full Concrete  
**Building:** Frame  
**Bldg Feat:**  
**Ceil Ht:** 7-9 Ft  
**Cool:** Central Air  
**Electric:** 200 Amps Underground  
**Gas:** Connected  
**Map:** Site Plan  
**Heat:** Gas  
**Loading Dr:** Ground Level 6-9 Ft  
**Location:** Free Standing  
**Near:** Shopping Interstate Highway Access Hospital Recreational Facilities Schools  
**Ownr Pys:** Taxes Water Snow Removal Insurance  
**Road:** State  
**Sewer:** Private  
**Site:** Paved  
**Subj To:**  
**Tennt Pys:** Heat Air Conditioner Electric  
**Terms:**  
**Utils:** Fiber Optic Telephone Cable TV Underground  
**Wtr Supply:** Public Connected



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A-19



August 8, 2003

**CONCEPTUAL ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction, sitework, and other associated costs for the code required renovations to the Ranger Elementary School in Tiverton, RI. The costs shown are conceptual and should be used for general planning and budgetary purposes only.

**CONSTRUCTION COSTS** **\$2,212,600**

**SITE DEVELOPMENT**

Site Development & Improvements	5 Acres	\$125,000	\$625,000
---------------------------------	---------	-----------	-----------

**BUILDING**

Building Area	21,050 sf		
Building Demolition	0 sf	\$11.00	\$0
Major Renovation	0 sf	\$105.00	\$0
Minor Renovation	21,050 sf	\$65.00	\$1,368,250
New Construction	0 sf	\$137.00	\$0

<b>Subtotal Construction</b>			<b>\$1,993,250</b>
------------------------------	--	--	--------------------

<b>Program/Design Contingency</b>	<b>3%</b>		<b>\$59,800</b>
-----------------------------------	-----------	--	-----------------

<b>Construction Contingency</b>	<b>8%</b>		<b>\$159,500</b>
---------------------------------	-----------	--	------------------

**CONSTRUCTION COSTS ESCALATION** **\$200,000**

Escalation to mid-point of Construction	3%	3.0 yrs	\$200,000
---	----	---------	-----------

**TOTAL CONSTRUCTION COST** **\$2,412,600**

**PROJECT DEVELOPMENT** **\$333,200**

Architectural/ Engineering Fees	\$180,900
Other Consultants	\$13,600
Special Inspections & Testing	\$12,100
Reimbursable Expenses	\$27,100
A/E On-Site Representation	\$27,100
Construction Management	\$72,400

**EQUIPMENT** **\$237,400**

Technology Program	21,050 sf	\$6.00	\$126,300
Fixtures, Furnishings & Equipment	21,050 sf	\$5.00	\$105,300
FFE/Technology Contingency			\$5,800

**OTHER COSTS** **\$101,000**

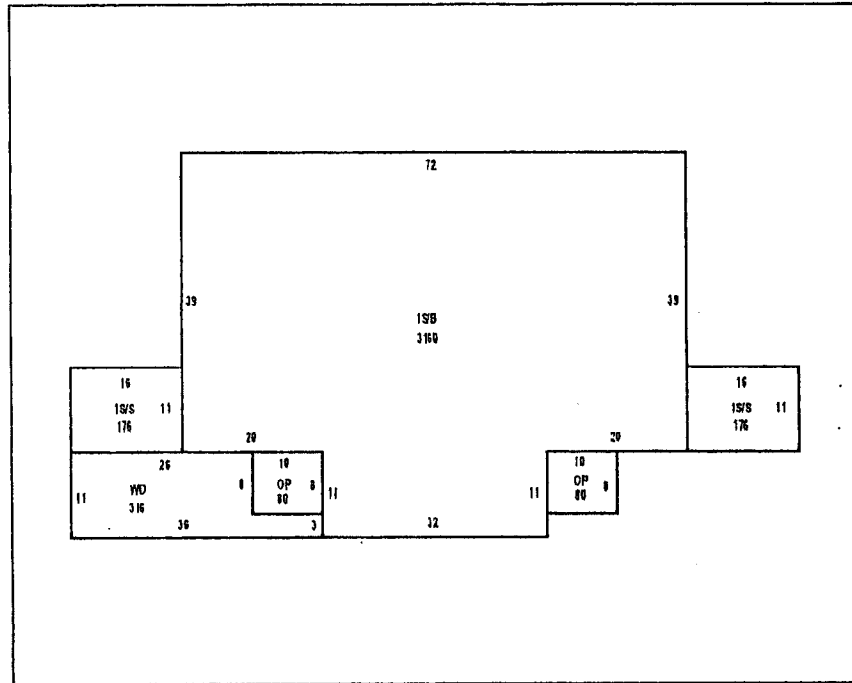
Site Acquisition	1 ls	\$0	\$0
City/Town Permit Fees			\$0
State Permit Fees			\$400
Bonding/Legal Fees			\$96,500
Town Project Administration	1 ls		\$1,700
Printing, Mailing, Advertising			\$2,400
Moving Expenses			\$0

**TOTAL PROJECT COST** **\$3,100,000**

# Property Record Card Summary

Parcel ID	Card No.	Building	Location	Zone	NHD		SC
31-14	1 of 1	Card: 001	346 JUDSON ST	R30			78

Owner: 37-0010-05	Ownership History	Sale Date	BK/PG	Sale Price	QC	Building Permits		
TOWN OF TIVERTON COMMUNITY CENTER 343 HIGHLAND RD TIVERTON, RI 02878	TOWN OF TIVERTON	12/05/1908	50/260	0		Number	Date	Description
						E0165-07	2007-06-1	INSTALLATION OF A FIRE
						E0207-06	2006-06-0	INSTALL BALLASTS AND
						8872	1994-06-0	
						8872	1994-06-0	



Section Summary			Feature	Cost
Section	Units	RCN		
Porch, Open	160	2240		
Deck	316	3160		

Building Detail			
Year Blt.	1900	Eff. Age	28
Ext Walls	Clpbd / Sh	Lump Sums	5400.0
Section 1			Rate
Use: 100% BAS, Aver			15.0000
Heat: 0% Comm - HW BB			0.00
Cool: 0%			0.00
Height	1.0	Avg Ht	10.00
Avg FI	3160.00	Perimeter	308.00
Area	3160.00	Spk: 0% None	0.00
Class/Qual: L/U		Rate	15.3000
Section 1 RCN:			48348.00
Section 2			Rate
Use: 100% REC, Aver			100.0000
Heat: 100% Comm - HW BB			2.20
Cool: 0%			0.00
Height	1.0	Spk: 0% None	0.00
Avg FI	3512.00	Avg Ht	10.00
Area	3512.00	Perimeter	308.00
Class/Qual: D/A		Rate	112.675
Section 2 RCN:			395716.00
Section 3			Rate
GBA: 6672			Subtotal: 449464
Grade: 1.00			Total RCN: 449464
Obsol: 0.0000			Depr: 0.4000
Total RCNLD (bldg val)			269700

Site Info				Comments: 09-06 31 14 Town of Tiverton Community Center LOTS 27 + 28 SEC G "Indian Grove" 132X165/ was Lincoln School							
		Street		Land Valuation Data							
Topo	Level	Commun	Suburban	Type/Price Code	Units	UT	Rate	Size	Other	Adj Desc.	Net Value
Corner	No			Commercial, Comm	0.5044	Acres	175000	1.424	1.000		125678
Landsc	A										
Easements		View									
		Wooded									
				Total Units: 0.504362		Lot Size: 0.504362		Sq Feet: 21,970.00		Total	\$125700.00

Miscellaneous Improvements													Ammenities	
Type	Hgt	Cons	YrBlt	Cond	Dimen.	Area	Gr	RCN	Depr	Func	Econ	RCNLD		
COMM REC	1.00	Non		A	0 x 0	16Sqft	1.00	400	0.20	0.00	0.00	300		

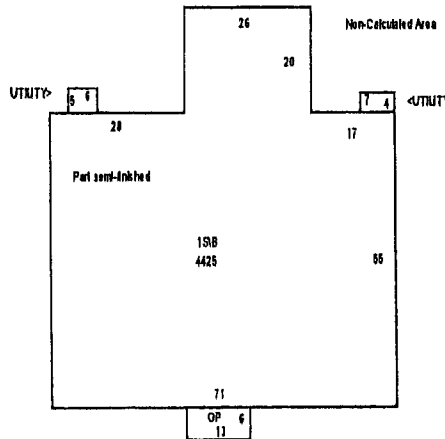
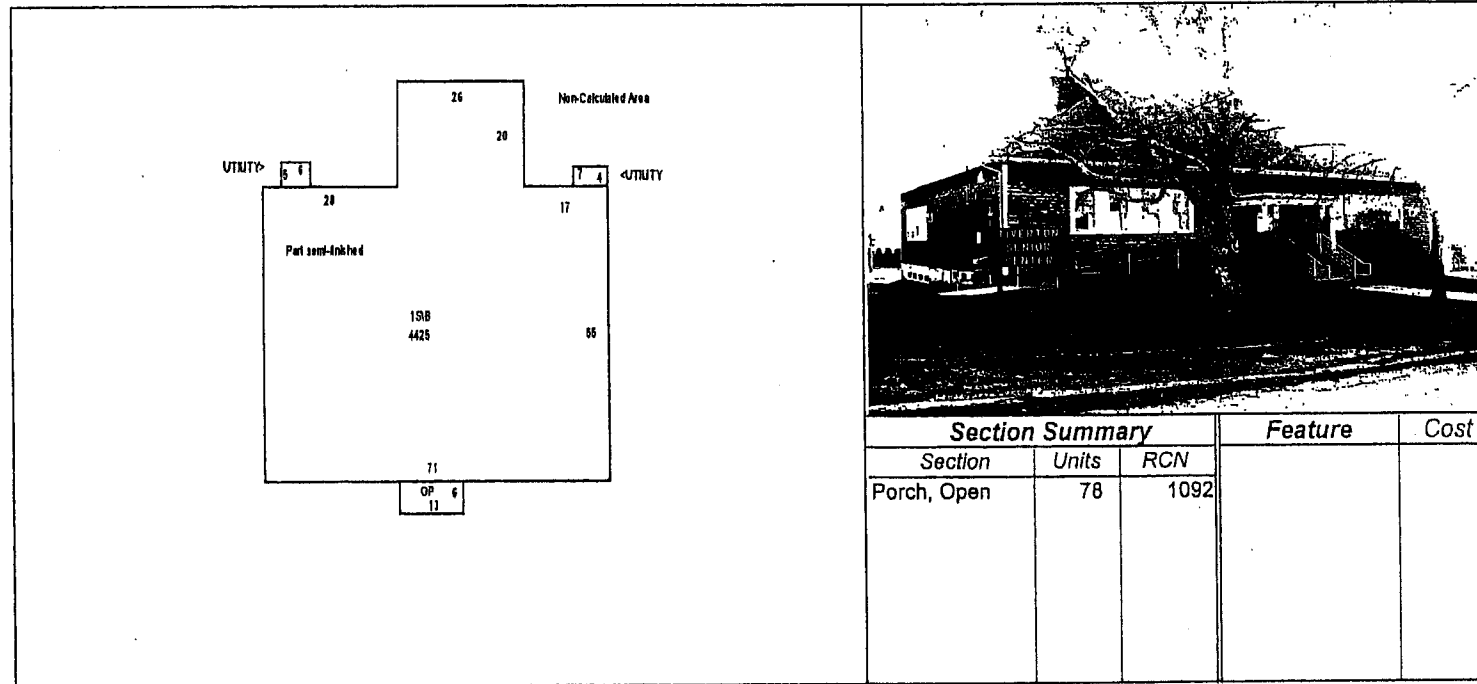
Valuation Summary		
Assessment	100 %	\$ 395,700

A-21

# Property Reco. Card Summary

Parcel ID	Card No.	Building	Location	Zone	NHD		SC
4-21	1 of 1	Card: 001	207 CANONICUS ST	R30			78

<b>Owner:</b> 36-0010-52	<b>Ownership History</b>	<b>Sale Date</b>	<b>BK/PG</b>	<b>Sale Price</b>	<b>QC</b>	<b>Building Permits</b> ...see system for more			
TOWN OF TIVERTON SENIOR CENTER 343 HIGHLAND RD TIVERTON RI 02878						Number	Date	Description	Amount
						B0378-09	2009-09-1	F; STRIP AND REROOF;	14000
						E0126-07	2007-05-1	INSTALLATION OF A FIRE	9000
						E0237-06	2006-06-2	INSTAll BALLASTS AND	1000
						E0237-06	2006-06-2	INSTALL BALLASTS AND	1000

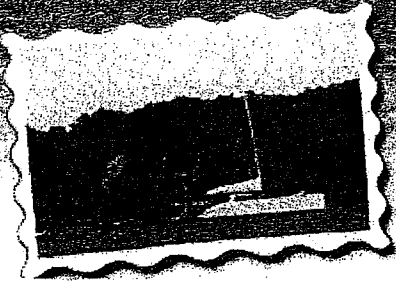


Section Summary			Feature	Cost
Section	Units	RCN		
Porch, Open	78	1092		

Building Detail			
Year Blt.	1917	Eff. Age	28
Ext Walls	Clpbd / Sh	Lump Sums	1092.0
Section 1			Rate
Use: 100% BAS, Aver			35.0000
Heat: 0%			0.00
Cool: 0%			0.00
Height	1.0	Avg Ht	7.00
Avg Fl	3905.00	Perimeter	292.00
Area	3905.00	Spk: 0% None	0.00
Class/Qual: L/F			Rate 34.9000
Section1 RCN:			136285.00
Section 2			
Use: 100% REC, Aver			100.000
Heat: 100% Comm - Forced Air			0.00
Cool: 100% Cent			0.00
Height	1.0	Spk: 100% None	0.00
Avg Fl	4425.00	Avg Ht	8.00
Area	4425.00	Perimeter	292.00
Class/Qual: D/A			Rate 108.045
Section 2 RCN:			478099.00
Section 3			
Height		Avg Ht	
Avg Fl		Perimeter	
Area			
Class/Qual:			Rate
Section 3 RCN:			
GBA:	8330	Subtotal	615476
Grade:	1.00	Total RCN	615476
Obsol:	0.0000	Depr	0.4000
Total RCNLD (bldg val)			369300

Site Info				Comments: 09-07 4 21 Tiverton Senior Center 183X165									
		Street											
Topo	Level	Commun	Suburban										
Corner	No												
Landsc	A												
Easements		View											
		Wooded											
Land Valuation Data													
Type/Price Code		Units	UT	Rate	Size	Other	Adj Desc.	Net Value					
Commercial, Comm		0.6944	Acres	175000	1.196	1.000		145285					
Total Units: 0.694353 Lot Size: 0.694353 Sq Feet: 30,246.01 Total \$145300.00													
Miscellaneous Improvements													Ammenities
Type	Hgt	Cons	YrBlt	Cond	Dimen.	Area	Gr	RCN	Depr	Func	Econ	RCNLD	
PAVING	1.00	Non		A	0 x 0	6000Sq	1.00	6000	0.20	0.00	0.00	4800	

Valuation Summary		
Assessment	100 %	\$ 519,400



# The Official Web Site of the Town of *Tiverton, RI*

## Senior Center



The mission of the Tiverton Senior Center is to reach out to all citizens in the community who are 55 or older to offer socialization, education, recreation, congregate meals, and various health and informational services that will improve the quality of life for all participants.

The Senior Center has a meal-site that serves lunch Monday thru Friday at 11:30. The suggested donation for the meal is \$3.00. Menus are available.

Meals on Wheels program for the Town of Tiverton is coordinated through the Senior Center.

For any information or referrals concerning anyone 60 or older or handicapped please call the Center at 625-6790.

Check out our monthly [schedule](#), monthly [newsletter](#) and a [special message](#) from our director.

### Classes:

- Fitness
- Bridge
- Watercolor
- Knitting & Quilting
- Computer

### Activities:

- Chorus
- Book Discussion Group
- Bingo
- Movies
- Bus transportation
- Cards
- Keno
- Billiards

### Health:

- Monthly Blood Pressure Clinic
- Blue Cross/Blue Shield Community Van
- Hearing Screenings
- Various other health related programs

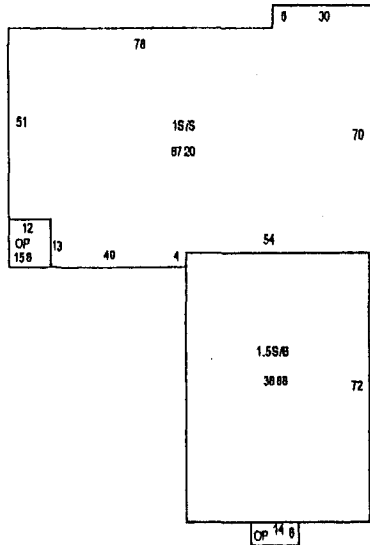
--Temporary--

# Property Reco. Card Summary

--Temporary--

Parcel ID	Card No.	Building	Location	Zone	NHD		SC
120-39	1 of 1	Card: 001	117 PUNCATEEST NECK RD	R80			79

Owner:	Ownership History	Sale Date	BK/PG	Sale Price	QC	Building Permits	Description	Amount
37-0010-03						Number	Date	
TOWN OF TIVERTON						M0118-07	2007-05-3	44000
NONQUIT SCHOOL						E0417-05	2005-10-0	10000
343 HIGHLAND RD						8930	1994-06-2	0
TIVERTON RI 02878						8930	1994-06-2	0



Section	Units	RCN	Feature	Cost
Porch, Open	240	3360	Unfinished Living	-97200

Building Detail			
Year Bld.	1930	Eff. Age	20
Ext Walls	Siding	Lump Sums	03040
Section 1			Rate
Use: 100% BAS, Aver			15.0000
Heat: 0% Comm - Forced Air			0.00
Cool: 0%			0.00
Height	1.0	Avg Ht	14.00
Avg Fl	3888.00	Perimeter	492.00
Area	3888.00	Spk: 0% None	0.00
Class/Qual: L/U			Rate 15.7500
Section1 RCN:			61236.00
Section 2			
Use: 100% SCM, Aver			95.0000
Heat: 100% Comm - Forced Air			0.00
Cool: 0%			0.00
Height	1.0	Spk: 0% None	0.00
Avg Fl		Avg Ht	14.00
Area		Perimeter	492.00
Class/Qual: D/A			Rate 109.964
Section 2 RCN:			1166502.0
Section 3			
Height		Avg Ht	
Avg Fl		Perimeter	
Area			
Class/Qual:			Rate
Section 3 RCN:			
GBA:	14496	Subtotal	1133898
Grade:	1.00	Total RCN	1133898
Obsol:	0.0000	Depr	0.4000
Total RCNLD (bldg val)			680300

Site Info				Comments: 02-04 120 39 Nonquit School/L/Hgt Avg GD/FBM=HT+Susp ceil & 50% Partitioned/ Exempt								
		Street		Land Valuation Data								
Topo	Level	Commun	Suburban	Type/Price Code	Units	UT	Rate	Size	Other	Adj Desc.	Net Value	
Corner	No			Homesite, WV175	1.0000	Site	175000	1.000	1.000		175000	
Landsc	A			Excess 1 L, WV175	5.0000	Acres	17500	1.000	1.000		87500	
Easements		View										
		Wooded										
				Total Units: 6.000000		Lot Size: 6.000000		Sq Feet: 261,360.00		Total	\$262500.00	

Miscellaneous Improvements ...see system for more												Ammenities	
Type	Hgt	Cons	YrBlt	Cond	Dimen.	Area	Gr	RCN	Depr	Func	Econ	RCNLD	
STORY 1/2;	1.00	Non		A	0 x 0	3888Sq	1.00	155520	0.20	0.00	0.00	124400	
PAVING	1.00	Non		A	0 x 0	4000Sq	1.00	4000	0.20	0.00	0.00	3200	
SHED	1.00	Fram		A	0 x 0	100Sqf	1.00	1000	0.20	0.00	0.00	800	
SHED	1.00	Fram		A	0 x 0	100Sqf	1.00	1000	0.20	0.00	0.00	800	
SHED	1.00	Fram		A	0 x 0	100Sqf	1.00	1000	0.20	0.00	0.00	800	

Valuation Summary		
Assessment	100 %	\$ 1,072,800

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Mr. Goncalo  
December 5, 2009  
Page 2 of 2

The analysis and conclusion within the attached appraisal report are based upon field research, interviews with market participants, and publicly available data collected by the appraiser. The accompanying report has been prepared in accordance with the *Uniform Standards of Professional Appraisal Practice*. Included is a summary description and analysis of the real estate, all pertinent data, valuation methodology, supporting relevant exhibits and addenda to the attached report.

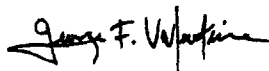
The value conclusion contained in this report is premised upon a 12-month exposure time prior to the hypothetical consummation of a sale on the effective date of the appraisal. Additionally, if properly priced and marketed, the property would be expected to sell within a 12-month marketing period.

Based upon my inspection of the subject property and knowledge with respect to economic growth data, trends, competition, and conditions in the subject's market area as of the effective date of the appraisal, November 26, 2009, it is my opinion that the estimated market value on an "as is" basis of the fee simple interest in the subject property is:

**EIGHT HUNDRED FIFTY THOUSAND DOLLARS**  
**(\$850,000)**

Thank you for the opportunity to serve your needs. Should you have any questions or comments regarding this report please do not hesitate to call me.

Respectfully submitted,



George F. Valentine  
NEWPORT APPRAISAL GROUP, LLC

## Selected Improved Comparable Sales &amp; Comparable Price Indicators

	Subject Property	Comparable 1	Comparable 2	Comparable 3	Comparable 4
<b>Property:</b>	117 Puncateest Neck Tiverton, RI	426 Spring Street Newport, RI	1025 Plainfield St. Providence, RI	170 Fairview Ave. Coventry, RI	14 Rhode Island Ave Newport, R. I.
<b>Transaction Data:</b>					
Sale Price:		\$2,200,000	\$1,550,000	\$600,000	\$1,100,000
Time:		23-May-07	1-Sep-07	1-Jun-06	11-Jun-08
Sale Price/S.F.:		\$77.99	\$61.69	\$50.50	\$99.18
<b>Physical Features:</b>					
Construction:	Wood /Brick	Stone/masonry	Brick/frame	Wood Frame	Stone/masonry
Gross Building Area (s.f.):	12,552	28,208	25,124	11,881	11,091
Year Built:	1930	1887	1900+	1976	1888
Effective Age (yrs.):	15	15	15	15	15
Total Economic life (yrs.):	50	45	45	45	45
Physical depreciation (%):	30%	33%	33%	33%	33%
Land Area (s.f.):	261,360	50,530	67,082	95,832	24,105
Land Area (ac.):	6.00	1.16	1.54	2.20	0.55
Floor Area Ratio (FAR):	0.05	0.56	0.37	0.12	0.46
Zoning:	R-80	R-20	B2	R	R-10
Utilities:	ISDS, Well	All	All	No sewers	All
<b>Adjustments:</b>					
Property Rights:		Fee Simple	Fee Simple	Fee Simple	Fee Simple
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Financing:		Market	Market	Market	Market
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Condition of Sale:		Typical	Typical	Typical	Typical
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Expenditures made after purchase:		N/A	N/A	N/A	N/A
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Market Conditions (supply/demand):		23-May-07	1-Sep-07	1-Jun-06	11-Jun-08
(Adjustment):		-10.0%	-10.0%	0.0%	-10.0%
Location:	Average	Superior	Similar	Similar	Superior
(Adjustment):		-10.0%	0.0%	0.0%	-10.0%
Economic characteristics:	Average	Similar	Similar	Similar	Similar
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Quality of Construction:	Average	Similar	Similar	Similar	Superior
(Adjustment):		0.0%	0.0%	0.0%	-10.0%
Condition of the Improven	Average	Similar	Superior	Similar	Superior
(Adjustment):		0.0%	-10.0%	0.0%	-10.0%
Use (zoning):	N/A	N/A	N/A	N/A	N/A
(Adjustment):		0.0%	0.0%	0.0%	0.0%
Non-realty components:	None	None	None	None	None
(Adjustment):		0.0%	0.0%	0.0%	10.0%
Land/Bldg. Parking:	Adequate	Inferior	Inferior	Inferior	Inferior
(Adjustment):		5.0%	5.0%	5.0%	10.0%
Building Area (s.f.):	12,552	28,208	25,124	11,881	11,091
(Adjustment):		10.0%	10.0%	0.0%	0.0%
Gross Adjustment:		35.0%	35.0%	5.0%	60.0%
Net Adjustment:		-5.0%	-5.0%	5.0%	-20.0%
Adjusted Price/S.F.:		\$74.09	\$58.61	\$53.83	\$79.34
Source: Newport Appraisal Group, LLC					



# **4240 MAIN RD** **NONQUIT-SOUTH TIVERTON**

Tiverton, RI 02878

Sale Price: \$665,000

List Price: \$745,000

Orig Price: \$895,000

RE Licensee Owner: N

Zoning: R-80

Assessment: 657300.0

Lot SF: 239,449

Plat: 2-2

RE Taxes: \$10,090- 2010

Apx Lot Ac 5.490

Lot: 27 B

F.D. Tax: \$0

Frontage: 350

Block: 125

Asn Fee:

Historic: None

[View Live Mortgage Payments](#)

Type: Contemporary	Levels: 2	Bedrooms: 4	Abv Grd Liv Area: 3,684
Year Built: 1989	Total Rms: 8	Full/Half Baths: 3.0	Belw Gr Liv Area: 0
Garage/On-Site: 2/6	Under Const: N		Total Grs Liv Area: 3,684
Fireplaces: 0	Undgrd Tank Sz/Type: Unknown / Unknown		Foundation: 36 x 36

Lower Level: Full, unfinished basement

Liv Rm:

First Floor: EF, LR, EIK, DA, SNRM, STDY, BR, TBSS

Mstr Bdrm:

2nd Floor: MBR/TBSS; BR; TBTS; STUDIO

Third Floor:

**Gorgeous views over Nonquit Pond & farmlands beyond from this very private hilltop retreat. Open floor plan with lots of natural light, inground pool/poolhouse, gardens, orchard, garage/wkshop.**

## Terms:

### Handicap Acc:

Wall: Dry Wall

Garage: 2 / Attached, Door Opener

Fireplace: None

Fin Floors: Hardwood

Basement: Full, Concrete, Unfinished, Bulkhead

Rooms: Foyer/Hall, Dining Area, Eat in Kitchen, Family Room, Den, Master Bedroom w/ Bath, Solar Room, Laundry Area, Workshop

Interior: Cathedral Ceilings, Skylite

Exterior: Shingles, Insulated Glass Windows, Storm Door, Deck, Porch, Screened Porch/Patio/Deck/Breezeway, Guest House

Near: Shopping, Recreational Facility, Swimming, Tennis

Lot: Underground Utilities, Horse Permitted, Fenced Yard, In-ground Pool, Out Building

Equipment: Refrigerator, Oven/Range, Garbage Disposal, Dishwasher, Alarm Owned, Wood Stove, Cable TV

Heat Fuel: Bottle Gas

Heat System: Forced Water

Apx Heat \$: 2101-2400 Includes Hot Water Includes Cooking

Cool: None

Water Supply: Well

Water Amen: Freshwater View, Walk To Water, Walk to Fresh Water

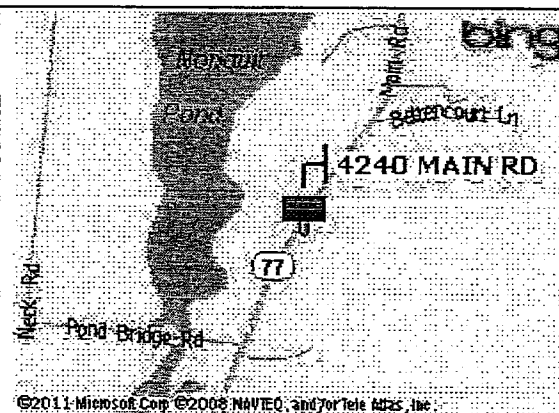
Sewer: Septic System

Hot Water: Gas Tank

Insulation: Walls, Ceiling, Floors

Electric: 150 Amps, Circuit Breaker

Plumbing: Copper







STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House • 150 Benefit Street • Providence, R.I. 02903-1209

TEL (401) 222-2678

FAX (401) 222-2968

TTY (401) 222-3700

Website [www.rihphc.state.ri.us](http://www.rihphc.state.ri.us)

August 6, 2002

Mr. Robert E. Terrill, Superintendent  
Tiverton School Department  
100 North Brayton Road - Rear  
Tiverton, RI 02878

Re: Nonquit School

Dear Mr. Terrill:

I am writing to let you know about information in the Rhode Island Historical Preservation & Heritage Commission's archaeological site files concerning the likely presence of Native American burials at the Nonquit School. According to our files, construction workers unearthed Indian burials while working on the addition at the rear of the school in 1959. Our records indicate that fourteen individuals were disinterred. This office requested permission to verify this report with subsurface testing in 1981 and 1984 but were denied by school officials.

Any construction at the Nonquit School should be preceded by an archaeological survey to determine if graves remain in the area. The Rhode Island Cemeteries Act (R.I.G.L. 23-18-11.1 *et seq.*) requires that a twenty five foot buffer remain around cemeteries. The Act also stipulates that if the boundaries of the cemetery are unknown, an archaeological determination of the boundaries be made prior to any construction. In addition, two federally-recognized Indian Tribes - the Narragansett Indian Tribe and the Wampanoag Tribe of Gay Head (Aquinnah) - have made ancestral claims to the Tiverton area. The school would need to consult with these Tribes concerning the possible impacts of any construction to the cemetery. This consultation, as well as the archaeological survey, would also be required if the Town used state or federal money to build the addition.

Please contact me at 222-4139 if you have any questions.

Very truly yours,

Paul A. Robinson, Ph.D.  
Principal Archaeologist

cc: Edward F. Sanderson, Richard E. Greenwood - RIHPHC

(020806.01)

## Arrowhead, Camp Fire Sites Uncovered at Tiverton

Evidence of camp fire, sea-shell and bone deposits uncovered near Nonquit School, Tiverton, might indicate Indian use of the area.

Stephen L. Dyson, who has been carrying out preliminary phases of archeological studies at the Nonquit area diggings since yesterday, said detailed study of the findings will have to be undertaken at the Haffenreffer Museum of American Indian, Bristol, before a conclusive statement on Indian origin can be made.

### Time Limit

Dyson's main concern in his archeological probings right now is to recover as much evidence as possible before foundation construction of the Nonquit School addition prevents or impedes further scientific digging in the immediate area.

Although calcification of bones and shells uncovered so far indicates the deposits are very old, Dyson said a scientific estimate of the exact age would have to await the detailed study at the museum.

Besides the deposits of human bone, believed by some Tiver-

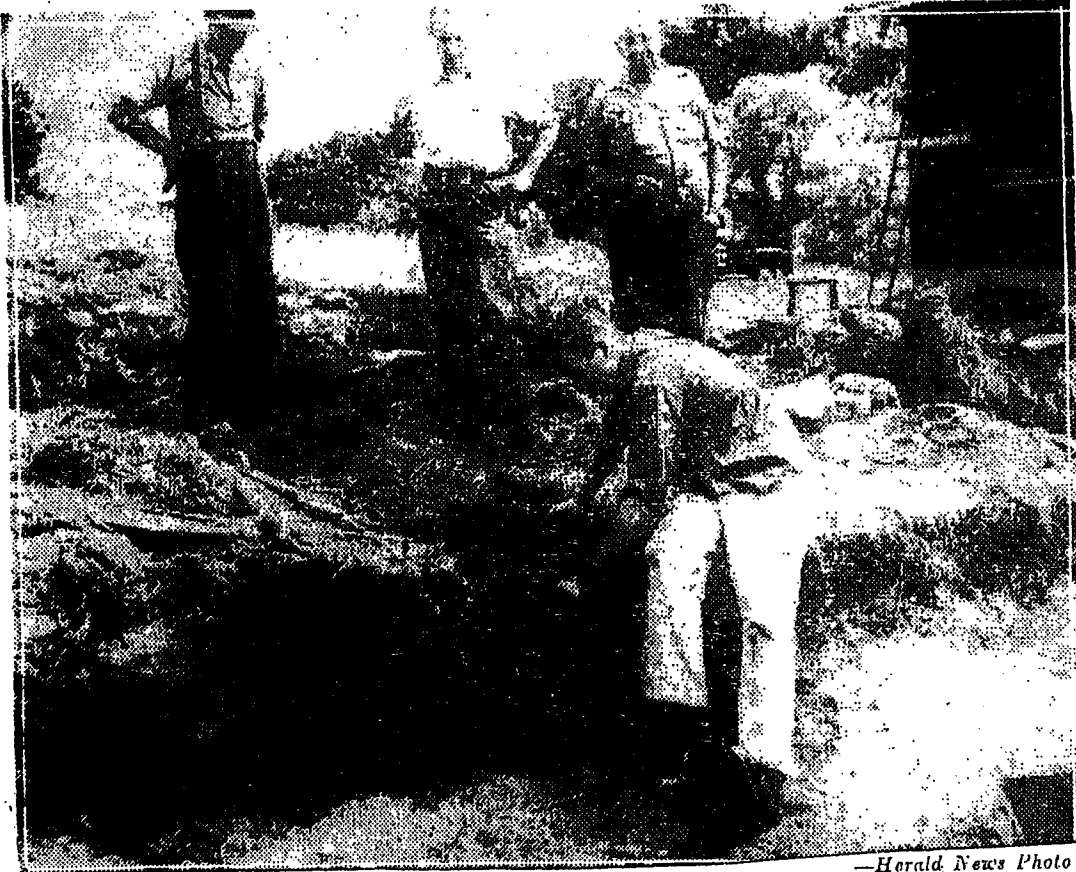
ton observers to be Indian, Dyson said he found evidence of camp fires throughout the pit where he is carefully scraping away the layers of soil covering the remainder of a skeletal deposit.

Bulldozer operations for the foundation excavation uncovered the upper portion of the skeleton, including the skull. Dyson said he hopes to recover the undamaged remainder of the skeleton.

Because of calcification, the bones and shells are very brittle and fragile. Many have been badly broken up by the bulldozer operations.

Dyson said he also found one arrowhead and several arrowhead chips, and a three-inch layer of compacted camp fire deposit in the soil covering the bones. Evidence of animal bones were also uncovered he said.

Dyson will have to complete his scientific diggings today since foundation construction was scheduled to begin in the area late today or tomorrow. The archeological work is being carried out under the sponsorship of the Haffenreffer Museum of American Indian.



—Herald News Photo

**UNCOVERING SKELETON** is painstaking work for Stephen L. Dyson of the Haffenreffer Museum of American Indian, Bristol. Dyson is using mason's trowel to carefully scrape away soil deposits covering old skeleton partially uncovered by bulldozer excavation at rear of Nonquit School. Looking on, left to right, Albert T. Manchester of Neck Road, Andrew Manchester of Main Road, school building inspector, and Edson P. Wilkie of Main Road, school custodian.

Many incomplete bodies were found in a customary Indian burial position with their knees under their chin. The Indians found were believed to be around 500 years old. It is said that there are others still at rest under the addition on Nonquit and in the nearby hills. The addition was started in August 1958.

**Additions & Renovations to Nonquit School  
Tiverton, RI**

**Code Required Renovations  
CONCEPTUAL ESTIMATE OF PROBABLE COSTS**

**Summary**

The following represents an order of magnitude estimate of total project costs for construction, sitework, and other associated costs for the code required renovations to the Nonquit Elementary School in Tiverton, RI. The costs shown are conceptual and should be used for general planning and budgetary purposes only.

**CONSTRUCTION COSTS \$1,613,100**

**SITE DEVELOPMENT**

Site Development & Improvements	3.5 Acres	\$150,000	\$525,000
---------------------------------	-----------	-----------	-----------

**BUILDING**

Building Area	14,280 sf		
Building Demolition	0 sf	\$11.00	\$0
Major Renovation	0 sf	\$105.00	\$0
Minor Renovation	14,280 sf	\$65.00	\$928,200
New Construction	0 sf	\$137.00	\$0

<b>Subtotal Construction</b>			<b>\$1,453,200</b>
------------------------------	--	--	--------------------

<b>Program/Design Contingency</b>	<b>3%</b>		<b>\$43,600</b>
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<b>Construction Contingency</b>	<b>8%</b>		<b>\$116,300</b>
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**CONSTRUCTION COSTS ESCALATION \$150,000**

Escalation to mid-point of Construction	3%	3.0 yrs	\$150,000
---	----	---------	-----------

**TOTAL CONSTRUCTION COST \$1,763,100**

**PROJECT DEVELOPMENT \$243,400**

Architectural/ Engineering Fees	\$132,200
Other Consultants	\$9,900
Special Inspections & Testing	\$8,800
Reimbursable Expenses	\$19,800
A/E On-Site Representation	\$19,800
Construction Management	\$52,900

**EQUIPMENT \$175,700**

Technology Program	14,280 sf	\$6.00	\$85,680
Fixtures, Furnishings & Equipment	14,280 sf	\$6.00	\$85,700
FFE/Technology Contingency			\$4,300

**OTHER COSTS \$73,800**

Site Acquisition	1 ls	\$0	\$0
City/Town Permit Fees			\$0
State Permit Fees			\$300
Bonding/Legal Fees			\$70,500
Town Project Administration	1 ls		\$1,200
Printing, Mailing, Advertising			\$1,800
Moving Expenses			\$0

**TOTAL PROJECT COST \$2,300,000**

## **Tiverton Municipal Buildings Feasibility Advisory Committee (TMBFAC)**

Summary of Nonquit School Workshop held September 1, 2010, at the Tiverton High School

**Number of attendees:** approximately 20 community members

### **Purpose of workshop:**

To engage the community in the mission of the TMBFAC by piquing the interest of community members regarding possibilities for the various buildings within town that the TMBFAC is reviewing for the Town Council. This meeting focused on brainstorming ideas for possible uses of Nonquit School. For this session, no limits were placed on ideas – participants were encouraged to suggest any use regardless of possible cost, zoning restriction, etc.

### **Revised format:**

Initially attendees were to rotate through stations designated for specific topics (residential, mixed use, business, and public use) to suggest use ideas for Nonquit. Due to the number of community members present the TMBFAC decided to have everyone gather as a group and go through each topic without having members rotate through stations.

### **Preliminary Results:**

- Loads of ideas from the session.
- Educated participants to the task of the TMBFAC.
- Engaged participants.
- TMBFAC noted that there is some interest demonstrated from the community in the task/mission of the committee.

### **Concerns raised:**

Participants raised the concern that creating a list of this sort would suggest that the community likes any or all of the ideas discussed. The community members wanted to be clear that this is strictly listing ideas, not condoning ideas for implementation. To clarify this concern it was explained that being a group of seven on the TMBFAC, our ideas are limited to the seven of us. To gather more ideas we have asked for the community to complete a survey and to attend these workshops.

The group also noted, with some concern, that many ideas gathered during the workshop did not conform to current zoning (R80 and primary watershed). The group voiced a general desire, some adamant, that any future use of Nonquit should conform to current zoning.

### **Tasks:**

Following the meeting members of the TMBFAC reviewed the following list of Nonquit use ideas.

The purpose of the review was to:

- A. cross out any initial ideas that were not within reason for the area (e.g., motor cross), and
- B. determine conformity with R80 and watershed overlay zoning.

### **Results:**

1. Determining conformity with zoning for many ideas was not straightforward. Zoning conformity was marked as “?” for those ideas that did not fit easily within zoning use tables and definitions.
2. The committee realized the importance of creating a cover sheet for this document to maintain transparency throughout the process.
3. This document will become one more link of information for the group when framing our recommendations to the Town Council.

## MEMORANDUM

RECEIVED  
TOWN OF TIVERTON

2010 AUG 18 A 11:12

**TO:** Tiverton Town Council  
**CC:** Jim Goncalo, Town Administrator  
Nancy Mello, Town Clerk  
**FROM:** Municipal Buildings Feasibility Advisory Committee  
Laura Epke, Chair  
**DATE:** August 18, 2010  
**RE:** RFP for Nonquit School

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The Municipal Buildings Feasibility Advisory Committee would like the Council to approve our request to prepare and solicit responses to a Request For Proposal for Nonquit School. This will entail the assistance of Chris Spencer and some small funds for advertising.

We, the committee, are in unanimous agreement that a RFP, as opposed to simply putting the asset up for sale, is the best way to proceed. The RFP will allow the town to gauge interest and provide realistic development opportunities while maintaining maximum flexibility for the town. We expect to work with Chris Spencer to develop the RFP, in particular the goals and objectives. These objectives will be structured to encourage creative proposals that are consistent with the Town's Comprehensive Plan and that will bring revenue to the Town.

At the same time, we are moving forward with a public workshop dedicated to soliciting community input on possible future uses of Nonquit. Our goal is to engage the community in this effort and use their input to help define the RFP criteria. Public participation is essential to any successful proposal.

We are motivated to move forward with preparing the RFP, outlining an advertising plan and, with your final approval, soliciting responses to the RFP.

R.F.P.



# TIVERTON TOWN COUNCIL MEETING

## REQUEST TO BE PLACED ON THE AGENDA

RECEIVED  
TOWN OF TIVERTON  
2011 MAR - T P 2:37

**1. NAME OF PERSON OR ORGANIZATION:**

Louis Cabral, Chairman  
Tiverton Municipal Building Facilities Advisory Committee

**2. SUBJECT OF AGENDA REQUEST:**

RFP for the Disposition of Nonquit School

**3. EXPLAIN NATURE OF REQUEST:**

The Tiverton Municipal Building Facilities Advisory Committee is seeking approval for the advertisement / release of the attached Request for Proposals for the *Acquisition or Lease and Redevelopment/Reuse of the Nonquit School and Site.*

**Date:** 3/7/2011

**Signature:**

A handwritten signature in black ink, appearing to read "Louis Cabral", written over a horizontal line.

**Please Note:** Unless otherwise instructed, this request will be a public document. A copy of this request and any attachments will be given to each Councilor prior to the meeting and, if applicable, to any appropriate department, board, commission, and/or officer.

**Agenda Items must be submitted to the Town Clerk's Office before 3:00 PM on the Tuesday prior to the meeting date.**

REQUEST FOR PROPOSALS FOR THE:

RECEIVED  
TOWN OF TIVERTON  
2011 MAR -7 P 2:37

ACQUISITION OR LEASE  
AND REDEVELOPMENT/REUSE  
OF THE NONQUIT SCHOOL AND SITE



Nonquit School • 117 Neck Road • Tiverton, Rhode Island 02878

Town of Tiverton  
343 Highland Road  
Tiverton, Rhode Island 02878



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## EXECUTIVE SUMMARY

### Opportunity:

The Town of Tiverton is seeking proposals for the acquisition, through purchase or long-term lease, and redevelopment/reuse of a Town owned site that formerly served as one of the Town's elementary schools. The successful proposal will make positive contributions and enhance the community by incorporating elements of public or semi-public access use of the building and site for local job creation, and community investment.

### Location:

This beautiful site is comprised of approximately six acres and is located in the south part of Tiverton along Neck Road with commanding views looking out onto Nonquit Pond. The site is in a sparsely settled residential area and within walking distance to the Historic Tiverton Four Corners, a 300 year old village known for its historic buildings and quaint shops.

### Schedule:

March 15, 2011	RFP Issued
April 12, 2011 (9 AM)	Pre-Proposal Meeting (Mandatory) with optional site tour to follow
April 29, 2011 (3 PM)	RFP Responses Due (3:00 PM EDT)
May 16, 2011	Selection Committee Makes Recommendations to Town Council
TBD	Interviews by Town Council
June 6, 2011	Anticipated Selection by Town Council

### Contact:

James C. Goncalo, Town Administrator  
343 Highland Road  
Tiverton, Rhode Island 02878  
(401) 625-6710  
[townadministrator@townoftivertonri.com](mailto:townadministrator@townoftivertonri.com)

## SECTION 1 – PROPOSAL BACKGROUND AND SCOPE OF PROJECT

### **Purpose:**

The Town of Tiverton is seeking a proposal for the acquisition, through purchase or long-term lease, and redevelopment/reuse of a Town owned site that formerly served as one of the Town's elementary schools. The successful proposal will make positive contributions to the community by incorporating elements of public or semi-public access and use of the buildings and site, local job creation, and investment in the community. The terms public or semi-public in this RFP are not meant to be interpreted narrowly, and may include any type of private development that permits members of the public to have the opportunity to enjoy the property and its unique setting, through events, workshops, sales, etc. (paid or free) and on a somewhat regular basis. The successful proposal must also demonstrate a consistency with the Town's Comprehensive Community Plan, demonstrate how the uses will add to the livability of the area, and demonstrate a vision and plan for long-term stewardship of the buildings and site.

### **Site & Building Characteristics:**

The approximately six acre site, is located in a residential district (R-80) and is also within the Primary Protection Area of the Nonquit Pond Watershed. The parcel is described as Plat 120 Lot 39 on the Tax Assessor maps and is occupied by one building that formerly housed a public elementary school. The site is serviced by a private well and septic system.

The Nonquit School was built in 1925, as a 1 ½ story, wood shingled, schoolhouse, set gable end to the road, with a central, flat-roofed, entrance porch with double columns, and a brick addition at the rear. Sited at the north end of Nonquit Pond, the school was opened January 5, 1925; an addition was completed in about 1956.

The building was last used as an elementary school in 2008. It has 10,608 square feet of useable floor space. It is serviced by an oil burning that was installed around 2006. The building also has a 30 gallon propane water heater that was installed recently.

Supplemental information regarding the site and applicable plans and ordinances is available on the Town's web site: <http://www.tiverton.ri.gov>

Please note that potential submitters are not relieved of their responsibility to make personal investigations of the site, of the work and of existing structures and shall determine to their own satisfaction the conditions to be encountered, the nature of the facilities, and all other factors affecting the potential redevelopment/reuse of this site.

### **Community Goals**

In the purchase or long-term lease of this property or portions of this property, the Town will review proposals for consistency with the Tiverton Comprehensive Community Plan and for conformance with the Town's Zoning and Land Development and Subdivision Regulation as well as other applicable local ordinances and State Laws, as well as how the proposal addresses the following questions:

- In what manner does the proposal provide jobs, goods and/or services to the benefit of the Town?
- Does the proposed development increase the "livability" of the surrounding area?
- Does the proposal provide for public enjoyment or use of the buildings or site?
- Is the proposal sensitive to the environmental constraints and compatible with the surrounding neighborhood?
- Is the proposed use permitted under Tiverton's Zoning ordinance either by right or through a Special Permit process?
- Is the proposal feasible?
- Is it likely to achieve its stated goals?
- Is the proposal financially viable?
- Are sources of capital, loans, grants and other financing both clearly identified and realistically obtainable?
- Is the candidate qualified in both equipment and personnel to complete the project?
- Has the candidate successfully completed similar projects?
- Does the proposal utilize Best Management Practices (BMP) for Low Impact Development (LID) as well as other techniques for green development including, but not limited to Leadership in Energy and Environmental Design (LEED) certification?

### **Site Development Objectives**

A successful proposal must address all of the following site development objectives:

#### **Beneficial Use of the Site**

Any proposal for this site or portions of this site must demonstrate a clear benefit to the community and be consistent with the recommendations of the Tiverton's Comprehensive Community Plan. Preference will be given to proposals that incorporate a use (or uses) that provide job creation for local residents or succeed in the generation of income for local residents and/or businesses. Projects that primarily anticipate the development of dwelling units will be reviewed for conformance with the local and state ordinances governing residential development. Any proposals for the subdivision of this property will be referred to the Tiverton Planning Board for an advisory opinion as to the conformance with Tiverton's Land Development and Subdivision Regulations and other relevant ordinances of the Town of Tiverton.

Preservation and Strengthening of Community Character

Successful proposals will consider: 1) the unique quality of life of the community and seek to maintain if not improve upon it, and 2) the impacts that the development and intended use of the site will have on the community, its environment, and its businesses. Proposals for redevelopment of the site or major site alterations may require an archeological survey of the property.

Environmental Benefits

The site is located within the Primary Protection Area of Nonquit Pond. Given the proximity of the site to Nonquit Pond, the project must demonstrate means for protection of ground water quality and quantity—ensuring that conservation measures take into account the safe yield of subsurface water and mitigation measures so that recharge of ground water is both adequate and free of pollutants and contaminants.



USGS MAP OF SITE

## SECTION 2 – GENERAL REQUIREMENTS

Proposals must be submitted in the proposal format required. Sealed proposals must be received by the Town of Tiverton at the time stipulated. Each proposal must be enclosed in a sealed envelope, and addressed to:

Nancy Mello, Town Clerk  
Tiverton Town Hall  
343 Highland Road  
Tiverton, Rhode Island, 02878

**RE: Request for Proposal / Nonquit School Reuse**

One original and nine (9) copies of the Proposal and an electronic version of the report in Adobe Acrobat format shall be submitted, with the purchase or lease price proposal submitted separately in a sealed and marked envelope. For a proposal to be considered, each submitter must submit a complete response to this RFP. No other distribution of the proposals is to be made by the submitter.

Appendix B of this RFP, Legal Status of Proposer, must be completed and returned with the proposal. An official authorized to bind the submitter to its proposal provisions must sign each proposal copy in ink.

Proposals must arrive at the Town of Tiverton no later than *April 29, 2011, at 3:00 PM EDT*. Proposals received after the deadline will not be considered. Regardless of the delivery method, the submitter is responsible for the actual delivery of the proposals by the deadline. Submitters agree to honor their proposal for a period of one hundred twenty (120) days from the proposal due date. All proposals become the property of the Town of Tiverton after the deadline, whether awarded or rejected. The Town may use elements or ideas in any proposal submitted in any manner, including, but not limited to, the issuance of additional requests for proposals for this property.

All information in a submitter's proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (known as the Freedom of Information Act). It should be noted that submission contents will not be deemed proprietary information, and individuals who submit proposals will be provided opportunities to review other proposals, after the deadline for submissions, if requested.

The Town accepts no financial responsibility for costs incurred by any submitter in responding to this RFP. By responding to this RFP the submitter agrees to hold the Town harmless in connection with the release of any information contained in its proposal.

Should any prospective submitter be in doubt as to the true meaning of any portion of this RFP, or should the submitter find any ambiguity, inconsistency, or omission therein, the submitter shall make a written request for an official interpretation or correction. All questions concerning

the solicitation and specifications shall be submitted in writing via mail or e-mail to the contact below:

James C. Goncalo, Town Administrator  
343 Highland Road  
Tiverton, Rhode Island 02878  
(401) 625-6710  
[townadministrator@townoftivertonri.com](mailto:townadministrator@townoftivertonri.com)

Questions must be submitted no later than **April 19, 2011**. (10 days prior to the submission deadline).

Any oral responses to any questions shall be unofficial and not binding on the Town of Tiverton. The Town's staff will make such interpretation or correction, as well as any additional RFP provisions that the Town may decide to include, only as an RFP addendum. Staff will mail or deliver addenda to each prospective submitter recorded as having attended the mandatory pre-proposal meeting. Any addendum issued by the Town shall become a part of the RFP. Submitters should consider issued addenda in preparing his or her proposal.

#### **Pre-Proposal Meeting / Site Tour**

A mandatory pre-proposal meeting will be held on **April 12, 2011 at 9 AM EDT**, in the Town Council Chambers at 343 Highland Road in Tiverton, Rhode Island. The purpose of this meeting is to discuss the Request for Proposals, its goals and objectives with prospective submitters and to answer questions concerning the RFP. Answers that substantially clarify the RFP will be affirmed in writing. Copies will be provided to all in attendance.

Prospective submitters may be represented by no more than three persons at the pre-proposal meeting. It is strongly suggested that one of the persons in attendance be the intended primary contact for the submitter. An optional site tour will immediately follow the meeting.

#### **Independent Cost Determination**

By submission of a proposal, the submitter certifies in connection with this proposal:

1. It has arrived at the costs in the proposal independently, without consultation, communication, or agreement, for the purpose of restricting competition as to any matter relating to such fees with any other proposal submitter or with any competitor;
2. Unless otherwise required by law, the costs which have been quoted in the proposal have not been knowingly disclosed by the submitter and will not knowingly be disclosed by the submitter prior to award directly or indirectly to any other prospective submitter or to any competitor; and
3. No attempt has been made or shall be made by the proposal submitter to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

Each person signing the proposal certifies that he/she is the person in the proposal submitter's organization responsible within that organization for the decision as to the acquisition cost proposal being offered in the proposal and has not participated (and will not participate) in any action contrary to Items 1-3 above.

A proposal will not be considered for award if the sense of the statement required in the Cost Analysis portion of the proposal has been altered so as to delete or modify Items 1-3 above. If Item 2 has been modified or deleted, the proposal will not be considered for award unless the submitter furnishes with the proposal a signed statement, which sets forth in detail the circumstances of the disclosure, and the Town determines that such disclosure was not made for the purpose of restricting competition.

### **Abutting Property**

Any proposal that suggests it will include abutting property must verify the commitment of that abutting property owners with a signed option to purchase from that property owner upon submission of the proposal.

### **Selection Criteria**

Responses to this RFP will be evaluated using the following criteria:

- 15% Past Involvement with Similar Project(s) – Experience and ability of development team in the successful completion of redevelopment and/or reuse project(s), verified by references.
- 35% Proposed Work Plan – alignment of proposal with community objectives outlined in the RFP
- 25% Financial Capacity – ability to finance proposal, including demonstrated ability to procure financing and complete the work within the proposed timeline.
- 25% Cost Proposal – purchase price or lease

### **Selection Process**

The seven (7) member selection committee for this Request for Proposals will consist of one member from the Building Facilities Committee; the Town Administrator; the Town Planner; the Chair of the Economic Development Commission or designee; the Chair of the Planning Board or designee; a real estate expert—chosen by the Building Facilities Committee; and a local architect—chosen by the Building Facilities Committee. The committee will be assisted by Town staff as needed.

The selection committee will initially evaluate responses to the RFP to decide which submitters, if any, it will interview. Interviews will be open to the public. The selected submitter(s) will be given the opportunity to discuss in more detail their qualifications, past experience, proposed work plan and acquisition proposal during the interview process. The interview shall consist of



a presentation of approximately thirty (30) minutes by the submitter, including the person who will be the project manager on this contract, followed by approximately forty (40) minutes of questions and answers. Audiovisual aids may be used during the oral interviews. Following the presentation, the committee may request additional financial or project information. Interviewed submitters will be re-evaluated by the above criteria after the interview and ranked. The three (3) highest-ranked submitters will be recommended to Town Council for selection.

The Town reserves the right to negotiate a mutually acceptable purchase or lease agreement, or other reuse or development aspects, with the highest ranked submitter. The Town will determine whether the final scope of the project to be negotiated will be entirely as described in this RFP, a portion of the scope, or a revised scope. This agreement will not contain any assurances of any rezoning or site plan approvals necessary to complete the project. The selected submitter must secure necessary approvals and pay for all review fees necessary for the implementation of its proposal. The Town will provide for a reasonable time in which to obtain such approvals before closing. If a purchase or lease agreement is not concluded, the Town, at its sole option, may choose to initiate negotiations with any other qualified submitter, or reopen the entire process.

The Town reserves the right to not consider any proposal that it determines to be unresponsive and deficient in any of the information requested for evaluation. A proposal with all the requested information does not guarantee the proposing firm to be a candidate for an interview.

### **Reservation of Rights**

The Town reserves the right to accept any proposal, to reject any or all proposals, to waive irregularities and/or informalities in any proposal and to make the award in any manner the Town believes to be in its best interest.



UNION LIBRARY - FOUR CORNERS

## SECTION 3 – INFORMATION REQUIRED FROM ALL PROPOSAL SUBMITTERS

### Length and Format

Proposals shall not exceed thirty (30) double-sided pages in length, including maps and plans. Each section of the proposal must be clearly identified with the appropriate headings. Up to ten (10) additional pages of financial information and/or personnel resumes may be attached as appendices. To be considered responsive to this RFP, a prospective submitter must provide all of the information requested. The specifications within the RFP represent the minimum performance necessary for response.

### Requirement

Section 1: Proposal Statement (format attached – Appendix A)

Section 2: Project Description: This section should provide a narrative summary description of the proposed redevelopment/reuse project. Proposed uses, number and type of residential units, parking provisions, flood mitigation, phasing, circulation, concept and building design objectives shall be addressed.

Section 3: Target Population: This section should describe the anticipated customers, users and/or residents of the redevelopment/reuse project, including income levels for residential units, if applicable, as well as estimated numbers and kinds of tenants for the other elements of the building if a mixed use project is proposed.

Section 4: Impact Analysis: This section should provide an analysis of the impact of the project upon the community, including economic impact through commercial activities, streetscape modifications, housing impact, traffic impacts, and other related facets. A response should be developed incorporating the community objectives outlined in Section 1.

Section 5: Project Schedule: This section should include a project completion schedule including start and completion dates and other key dates as identified for action. The proposal must include the time period by which this project will be initiated and completed.

Section 7: Development Team: This section should identify the professionals who will provide the following components of the project: design team, construction oversight, and construction. Include the names of executive and professional personnel by skill and qualification that will be employed in the work. Resumes or qualifications of proposed project personnel may be submitted as an appendix.

Section 8: Overview of the Organization and its Services: This section should give a summary of the history of the business or organization, including years in operation, locations, size, growth, services and financial stability. Include information regarding any pending or recent lawsuits against the organization, its officers or employees. If the proposal is submitted by a lead organization on behalf of several partners, provide similar information for each partner.

Section 9: Professional Qualifications: This section should include the full name and address of your organization or business and, if applicable, the branch office or other subordinate element that will perform, or assist in performing, the work hereunder. Indicate whether it operates as an individual, partnership, or corporation. If as a corporation, include whether it is qualified to do business. This information shall be provided for all organizations participating in the development of the property. If the proposal is submitted by a lead organization on behalf of several partners, list all key partners and their respective roles in the proposal. Identify the technical expertise, which make the organization(s) qualified for this work.

Section 10: Prior Experience Redevelopment/Reuse Projects: This section should provide a description and dates of other redevelopment/reuse projects completed, particularly those with similar characteristics. Include names, title and phone numbers of contact persons from units of government where these projects are located. Include supporting documents to demonstrate capacity.

Section 11: Financial Capacity: This section should provide a description of the financial capacity of the organization, including appropriate documentation. If available, provide 3 years of certified financial statements. Each submitter shall submit at least two (2) financial references from banks or other financial institutions attesting to the submitter's financial capacity and ability to finance a project as proposed.

Section 12: Acquisition Cost Proposal: This section should include the amount offered for purchase or lease of the property, in whole or in part; and any contingencies proposed. Any financial contingencies must also be identified.

Section 13: Project Financing: This section should include a development budget and a ten-year pro forma (operating budget) analysis and other financial information for the project. Include the anticipated time schedule to assemble needed financial commitments, types of financing expected and letters of interest from banks or other sources. Financial partnerships (e.g., public/private; nonprofit/profit) must be identified.



HISTORIC FOUR CORNERS

**APPENDIX A: PROPOSAL**

Town of Tiverton  
343 Highland Road  
Tiverton, Rhode Island 02878

Ladies and Gentlemen:

The undersigned declares that this Proposal is made in good faith, without fraud or collusion with any person or persons submitting a proposal on the same Contract; that the undersigned has carefully read and examined the "Request for Proposal" documents, including Information and Instructions, Scope of Project, Information Required, all Addenda (if any), and understands them. The undersigned declares that they are fully informed as to the nature of and the conditions relating to the terms of sale or lease of the property. Further, the undersigned declares that they have experience in successfully providing the redevelopment services required under the specifications of this Request for Proposal.

The undersigned acknowledges that it has not received or relied upon any representations or warrants of any nature whatsoever from the Town of Tiverton, its agents or employees, and that this Proposal is based solely upon the undersigned's own independent business judgment. If the Town accepts this Proposal and the undersigned fails to contract and furnish the required earnest money deposit and insurance documentation at the time of execution of the sales contract, then the undersigned shall be considered to have abandoned the Contract. In submitting this Proposal, it is understood that the right is reserved by the Town to accept any Proposal, to reject any or all Proposals, to waive irregularities and/or informalities in any Proposal, and to make the award in any manner the Town believes to be in its best interest.

ORGANIZATION NAME: \_\_\_\_\_

STREET/P. O. BOX: \_\_\_\_\_

TOWN, STATE, AND ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

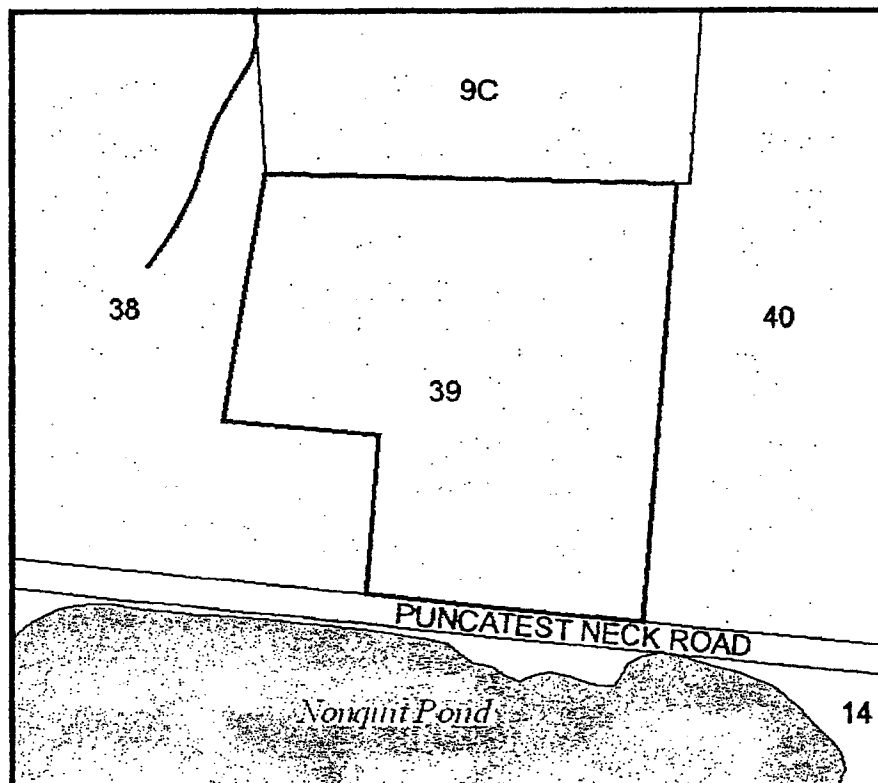
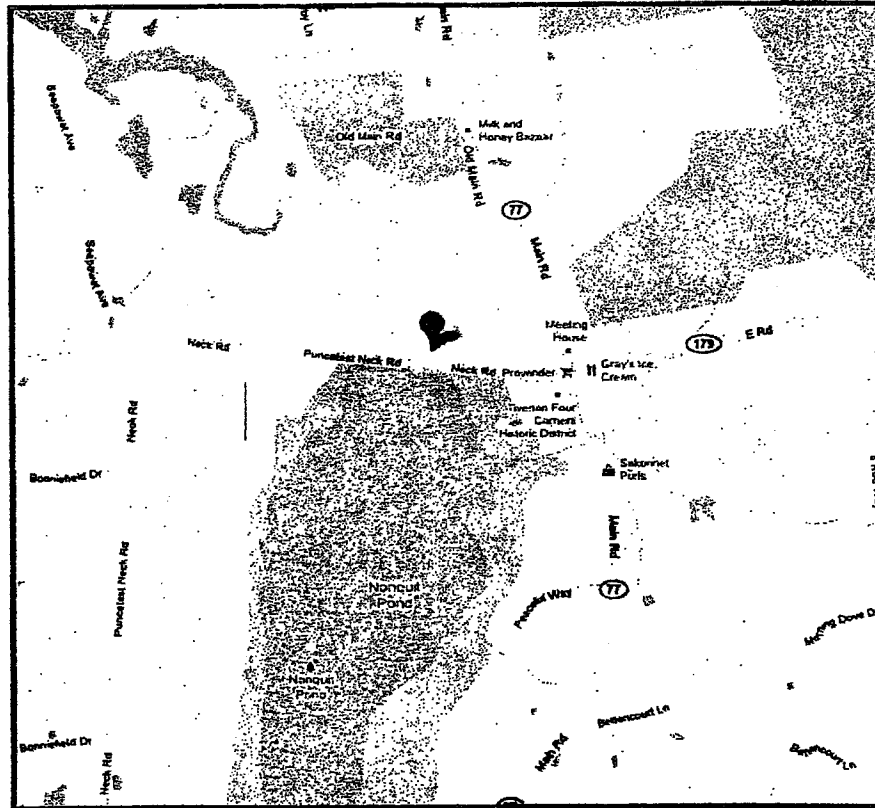
DATE: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

PRINTED NAME OF SIGNER: \_\_\_\_\_

TITLE OF SIGNER: \_\_\_\_\_

ACQUISITION OR LEASE AND REDEVELOPMENT/REUSE OF THE  
NONQUIT SCHOOL AND SITE  
REQUEST FOR PROPOSALS



ADDED PAVED ROADS MAINTAINED BY THE DEPT. OF PUBLIC WORKS SINCE JAN. 08 to JAN. 11

STREET NAME	LENGTH	WIDTH	CATCH BASINS	GAS	WATER
Abel Hart Lane	1834	25'	18	no	no
Bayberry Lane	210	24'	1	no	yes
Bud Way Ext.	468	26'	4	no	yes
Cornell Road	1601	21'	2	no	no
Elderberry Lane	592	24'	4	no	no
Ford Farm Road	2105	26'	23	yes	yes
Gooseberry Lane	422	24'	5	no	no
Knotty Pine Ext.	284	26'	2	no	yes
Mountain Laurel Lane	1084	24'	6	yes	yes
Nonquit Lane Ext.	300	24'	1	no	no
Rim Rock Court	475	24'	2	yes	yes
Roosevelt Drive	700	21	2	no	yes
Sakonnet Ridge Drive	1762	26'	12	yes	yes
Sliver Beech Road	1201	26'	8	yes	yes
South of Commons Rd	388	25'	2	no	no
Starlit Road	279	26'	4	yes	yes
Tanglewood Drive	921	22'	8	no	yes
Teaberry Drive	2724	24'	21	no	no
West Ridge Drive	616	26'	2	yes	yes
Winterberry Drive	1597	29'	17	no	no
	19563	3.7051 added miles	144		

(2X) PER YEAR ROAD GRADING

STREET	LENGTH
Lawrence Court	1340
Landfill Road	2836
Three Rod Way	855
Weetamoo Woods (8 Rod Way)	536
Sawdy Pond	2041
Old Bulgammarsh Rd (Near F.R. line)	668
Indian Hill Road	655
Myrtle Way	175
Fern Way	200
Fish Road (turn arounds)	622
Fogland Beach Road	2866
	12794
	2.4231 miles